



County of Monterey

Item No.22

Board Report

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

Legistar File Number: 23-168

February 28, 2023

Introduced: 2/17/2023

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Receive a preliminary analysis report in response to **Board Referral No. 2023.03** seeking to approve using a vacant county property at the eastern-corner portion of 855 East Laurel Drive to construct affordable housing units for Monterey County seniors.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Receive a preliminary analysis report in response to **Board Referral No. 2023** and:
 - 1) Direct that staff proceed with completion of referral based on description in this report; or,
 - 2) Direct that staff:
 - i. Proceed with completion of referral based on modifications by the Board; or,
 - ii. Return to Board with a more comprehensive analysis of referral and anticipated effort for completion; or,
 - iii. Rescind referral.
- b. Provide further direction, as appropriate.

PRELIMINARY ANALYSIS:

Referral Summary & Background: Referral No. 2023.03 is seeking to approve the use of a County owned parcel for the development of an affordable housing project for seniors. On February 7, 2023, the Board added Supervisor Alejo's Referral No. 2023.03 to the County Board of Supervisors' referral matrix. The referral was assigned to the Housing and Community Development Department (HCD) for consideration and analysis.

The approximately 9.5-acre vacant portion of the 86.5-acre county-owned parcel is located at 855 East Laurel Drive, which currently houses the Public Works-Laurel Corp Yard, fuel station, Environmental Health, Parks portable trailer, Public Works garage and facilities. Contiguous to the site is the Veterans Memorial to the Southwest; Mission Trails Regional Occupation Program (ROP) to the West; and there are high tension power lines owned by Pacific Gas & Electric along the Northwestern boundary of the vacant land. An affordable housing project and BMX/skatepark park are also being contemplated South of the Corp Yard. A map of the site is provided as Attachment B. Currently, there is no plan that contemplates the use/need of the 9.5-acre vacant land for County services.

Proposed Project Description: The 9.5-acre project area has the potential to yield development of approximately 30 housing units per acre. If the parcel yields approximately 5 acres of development area after easements, utilities and rights-of-way then the goal would be to maximize as many units per acre allowable. A senior housing project could yield up to 30-40 units per acre or approximately 150

to 200 units consisting of very low, low, moderate and senior housing units.

HCD staff believes this project has merit. However, HCD staff has not had an opportunity to conduct a comprehensive analysis or meet with key stakeholders. As such, HCD staff would suggest that the Board of Supervisors direct staff to conduct a more comprehensive analysis, which would include a conversation with key stakeholders and other partner agencies.

Moreover, this parcel is located within the City of Salinas, which designates the site for public/quasi-public (PQP) use. The County is required to refer the project to the City's planning agency for a report on conformity with the City's general plan and zoning. As a County project, the County would not be required to obtain City approval. However, as a valued stakeholder the County should engage the City in a discussion on the potential project. Also, HCD staff would seek input from the County-Salinas ad hoc committee. The input and feedback received through these discussions would be reported out with the comprehensive analysis report.

When discussing the location of possible new or expanding County facilities, staff recommends the Board of Supervisors and/or Capital Improvement Committee (CIC) consider the possible impact to future County facility development, including selecting areas that are not otherwise feasible for development of other County facilities. HCD staff will seek input from the CIC prior to returning to the Board of Supervisors with the comprehensive analysis report.

Estimated Project Cost: The County will not incur any costs beyond staff time to assess and report on this referral.

Staffing Level Estimate: Staffing level estimates are undetermined at this time. Time impacts associated with this request may include staff time from HCD, PWWP and County Counsel.

Departmental Challenges: HCD has the capacity to provide staff support related to preparing a comprehensive analysis report. Future challenges will be based upon the recommendations and suggestions that come out of stakeholder input and committee meetings.

Proposed Response Date: A comprehensive analysis will be presented back to the Board of Supervisors in June following a recommendation of the County-Salinas ad hoc committee and CIC.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This endeavor facilitates the continuation of the County's and City's mutual planning which promotes the Board's 2015 Strategic Initiative for Administration by promoting an organization that practices efficient and effective resource management through ongoing collaboration with the City. Planning and developing infrastructure improves the quality of life for County residents and visitors.

Mark a check to the related Board of Supervisors Strategic Initiatives

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

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The following attachments are on file with the Clerk of the Board:

Attachment A - Board Referral 2023-03

Attachment B - Site Map