

Exhibit A

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Draft Resolution
Before the Planning Commission in and for the
County of Monterey, State of California

(REF240022) County of Monterey Capital Improvement Program (CIP) for Fiscal Year 2024/25

Resolution No. 24----

Resolution of the Monterey County Planning Commission:

- 1) Finding that review of General Plan consistency and recommendation to the Public Works, Facilities, and Parks Department on the Fiscal Year 2024/25 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines; and
- 2) Recommending that the list of major public works projects, contained in the County of Monterey County Capital Improvement Program (CIP) for Fiscal Year 2024/25, conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local Coastal Program and the 1982 General Plan, as applicable;
- 3) Supporting continued efforts by Public Works, Facilities, and Parks Department to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- 4) Transmitting to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2024/25 CIP.

The Fiscal Year (FY) 2024/25 Capital Improvement Program (CIP) came on for public hearing before the County of Monterey Planning Commission on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Planning Commission hereby finds and decides as follows:

WHEREAS, Government Code section 65401 requires that the Board of Supervisors designate an “official agency” as responsible for listing and classifying recommended public works, and preparing a coordinated program of public works for the ensuing fiscal year; and

WHEREAS, the County of Monterey Board of Supervisors, by Monterey County Code section 2.28.010.B has designated Public Works, Facilities & Parks as the department fulfilling the duties of the official agency which prepares a coordinated program of public works as a part of the annual CIP; and

WHEREAS, Government Code sections 65103 and 65401 require the list of proposed public works recommended for planning, initiation, or construction during the ensuing fiscal year be submitted to the Planning Agency for review and recommendation to the official agency as to conformity with the adopted General Plan or part thereof; and

WHEREAS, Monterey County Code section 2.29.010 defines the Planning Agency as consisting of the Board of Supervisors, the Planning Commission, the Housing and Community Development Department, and such other hearing officers and bodies as are designated in County's zoning and subdivision ordinances as Appropriate Authorities; and

WHEREAS, the Planning Commission has historically acted in the capacity of the Planning Agency for the purposes of evaluating consistency with the General Plan; and

WHEREAS, Government Code section 65402 provides restrictions on the acquisition and disposal of real property, including construction of public building or structures, until the location, purpose, and extent of such acquisition, disposition, or construction of such public building or structure has been submitted to, and findings reported upon, by the Planning Agency as to conformity with the applicable general plan or part thereof; and

WHEREAS, in accordance with the Planning Commission's 2020 recommendation to prioritize projects that address Level of Service deficient roadways identified in the 2010 General Plan, staff highlighted 1 project addressing 1 out of the 27 road sections under County purview while an additional 25 road sections are managed by the Department of Transportation, and has included (currently unfunded) projects for the remaining 26 road sections in the CIP; and

WHEREAS, on June 26, 2024, a coordinated list of major public works projects contained in the County of Monterey Capital Improvement Program for FY 2024/25 (Attachment 1) came before the County of Monterey Planning Commission for review; and

WHEREAS, the Planning Commission has reviewed a list of major public works projects from the County of Monterey Capital Improvement Program for FY 2024/25 and has concluded that all the projects conform with the applicable General Plan. This conclusion is based on review of each of the items in the list of major public works projects from the County of Monterey Capital Improvement Program for FY 2023/24 (Attachment 1) and a determination that each item fits into one or more of the following categories:

1. Upgrades or additions to existing government services within public and quasi-public facilities consistent with the General Plan and/or Local Coastal Program.
2. New projects and additions to existing facilities that require permits and environmental review that ensure compliance with goals and policies of the General Plan and/or Local Coastal Program.
3. Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan and/or Local Coastal Program.

4. Not Applicable because the County General Plan and/or Local Coastal Program is/are not applicable to projects located within city limits; and

WHEREAS, the CIP has been developed based on public improvement project needs consistent with the following: 2010 General Plan Goal (PS-1) to ensure that Adequate Public Facilities and Services are provided to serve existing development and based on funding available to carry out those projects in the next fiscal year; 1982 General Plan Objective 39.1 to provide an adequate road system that is within the County’s ability to finance and maintain; North County Land Use Plan Policy 3.1.2.5 to upgrade local, rural roads as necessary to serve local traffic; and Big Sur Coast Land Use Plan Policy 4.1.3.A.5 to maintain Palo Colorado Road at a level that safely accommodates resident and visitor traffic without negative visual and environmental impacts; and

WHEREAS, the General Plan consistency determination does not, in itself, approve, deny, or modify any project, and the act of determining consistency of the CIP will have no physical effect on the environment and is not a project as defined in Section 15378 of the CEQA Guidelines. Pursuant to CEQA Guidelines section 15378(b)(4), the report relates to a governmental fiscal activity, which does not involve any commitment to any specific project; each project on the CIP is required to undergo a separate approval process, including appropriate environmental review where applicable. Therefore, this report does not constitute a project for purposes of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED the Planning Commission does hereby:

- a. Find that review of General Plan consistency and recommendation to the official agency on the Fiscal Year 2024/25 Capital Improvement Plan (CIP) is not a project as defined in Section 15378 of the CEQA Guidelines;
- b. Determine that the list of major public works projects contained in the County of Monterey CIP for FY 2024/25 (Attachment 1), conforms to and is consistent with the 2010 County of Monterey General Plan or the County of Monterey Local Coastal Program and 1982 General Plan, as applicable;
- c. Support continued efforts to implement capital projects which prioritize Level of Service deficient roadways identified in the 2010 General Plan as funding becomes available; and
- d. Authorize the Secretary of the Planning Commission to transmit this resolution to the Public Works, Facilities and Parks Department and the Board of Supervisors the Planning Commission General Plan consistency findings for the FY 2024/25 CIP.

PASSED AND ADOPTED this 26th day of June 2024, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote

AYES:

NOES:

ABSENT:

ABSTAIN:

Melanie Beretti, AICP, Planning Commission Secretary

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.1 - Summary and Cost of Projects		
Projects pending review by the Planning Commission in 2024		
Area / Projects	FY 2024/25 Budget	Total Project Budget
Carmel Valley Master Plan		
Boronda Road Bridge	\$ 170,000	\$ 835,000
Carmel Valley Road Reconstruction	\$ 800,000	\$ 8,002,000
Central Salinas Valley Area Plan		
Chualar Wastewater System Consolidation	\$ 320,000	\$ 28,400,000
Hunter Lane / Harkins / Hitchcock / Foster Road Reconstruction	\$ 6,971,006	\$ 7,865,828
Countywide		
Bridge Preventative Maintenance Program (BPMP)	\$ 105,000	\$ 316,740
Electric Charging Stations at Various County Facilities	\$ 385,000	\$ 385,000
Local Road Rehabilitation Program	\$ 10,000,000	\$ 50,000,000
Greater Salinas Area Plan		
Reservation Road Rehabilitation	\$ 923,000	\$ 923,000
Women's Shelter Building Repairs & Kitchen Upgrades	\$ 2,457,711	\$ 3,276,948
North County Inland Area Plan		
Pajaro Mansion Campus Post Storm Restoration	\$ 1,376,736	\$ 3,200,000
Pajaro Library Branch Rehabilitation	\$ 344,588	\$ 3,950,000
South County Area Plan		
Jolon Rd Rehabilitation (US Hwy 101 to 6 miles n/o Mission Rd)	\$ 1,000,000	\$ 31,700,000
King City Courthouse Parking Lot Repaving- 250 Franciscan Wy	\$ 1,624,665	\$ 1,927,940
Lake Nacimiento Resort Lodge Refurbishment	\$ 2,400,000	\$ 3,400,000
Lake San Antonio Water System Temporary Compliance Measures	\$ 275,000	\$ 275,000
San Lucas Library Landscaping	\$ 67,000	\$ 317,000

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Carmel Valley Master Plan				
Boronda Road Bridge	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Boronda Road Bridge is a Seismic Retrofit Repair or Replacement of the existing Boronda Road Bridge.	Start preliminary design and environmental clearance of the project.
Carmel Valley Road Reconstruction	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Carmel Valley Road, a County maintained road, from Carmel Rancho Boulevard to Via Petra Road, near Carmel. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, Carmel Valley Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Project to commence engineering/design in FY 24/25.
Central Salinas Valley Area Plan				
Chualar Wastewater System Consolidation	Consistent with 2010 General Plan Goal PS-4 ENSURE ADEQUATE TREATMENT AND DISPOSAL OF WASTEWATER. Specifically, PS-4.13 Wastewater treatment and disposal for community areas and rural centers shall be through the consolidation of services into Regional or Sub-regional facilities. Subdivisions shall be required to consolidate wastewater collection and treatment and disposal systems, connecting to existing systems where feasible.	Consider green construction techniques and recycled materials where appropriate.	Condition assessments completed under the ARPA-funded Water and Sewer Upgrade Program, as well as ongoing discussions with the State Water Quality Control Board indicate the need to eliminate the wastewater oxidation ponds along the Salinas River, which were overwhelmed by the 2023 winter storm floods. This project would result in an 8-mile long sewer line and pump stations to connect Chualar to the regional system through the City of Salinas sewer system.	Complete project report and preliminary design. A grant has been applied for through the State Water Board for Phase 1 design and environmental. Phase 2 (approx \$25M) requires a separate application. Approval is expected in FY 2023/24. The County will need to front some of the costs in year one of the project, which will be reimbursed by the grant.

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Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Hunter Lane / Harkins / Hitchcock / Foster Road Reconstruction	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Hunter Lane, Harkins Road, Hitchcock Road, and Foster Road, all County-maintained roads, near the City of Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, the roads will continue to provide transportation mobility for the residents, businesses, and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance forces.	Harkins Road and Hunter Lane are complete. Hitchcock and Foster roads are planned for FY 24/25.
Countywide				
Bridge Preventative Maintenance Program (BPMP)	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Federal Bridge Preventive Maintenance Program (BPMP) painting of various bridges as follows: South County Bridges: North Fork Rd Br; Co. No. 410 : Griffin Road Bridge; Co. No. 423: Milpitas Road Bridge; Co. No. 411: Parkfield Coalinga Road Bridge; Co. No. 430 Carmel Valley/Big Sur Bridges: Carmel Valley Road Bridge; Co. No. 549: Garrapatos Road Bridge; Co. No. 527: Old Coast Road Bridges; Co. No. 548 & 547	Initiate Preliminary Engineering (PE) for federal project
Electric Charging Stations at Various County Facilities	Consistent with the 2010 General Plan Goal OS-9, Promote energy efficient uses. Specifically Policy OS-9.1 the use of solar, wind and other renewable resources for agricultural, residential, commercial, industrial, and public building applications shall be encouraged.	Consider Green Building techniques where appropriate. Electric charging stations promote alternative energy usage.	This project is to install multiple EV charging stations across the County facilities to provide vehicle charging for County fleet, employees, and the public in certain scenarios. Central Coast Community Energy (3CE) is also offering \$20,000 per project to support installation and hardware costs. Various facilities across the County would be good candidates, such as the Monterey or Salinas Courthouse, the Natividad Jail or hospital, the Health Department Building, and others. These sites will likely require more extensive site preparation. Site readiness would typically be performed through JOC contractors with EV hardware and installation provided through cooperative contracts. County funding is required for all site readiness which varies per project depending on existing conditions and the extent of upgrades required. Previously tracked as Project Admin 2021-01 EV	EV charging station site construction continues into FY 24/25.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<p>Local Road Rehabilitation Program</p>	<p>Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.</p>	<p>Consider the use of pavement recycling techniques that could reduce traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.</p>	<p>A local roads rehabilitation program functioning as a ‘pay as you go’ (PAYGo) 10-year Pilot Program. The dedicated funding source would be the Road Fund’s share of the County Transient Occupancy Tax (TOT), currently estimated to be approximately \$10 million per year for mandated roads maintenance work. This TOT work is supplemented by the Community Street Repair Program (Project 1170) which allocates \$1.4 million in Measure X funding for smaller communities. TOT funding would be allocated in the following approximate amounts: \$2.0 million – Annual Seal Coat Program (Project 5522); \$1.0 million – Maintenance crew needs; County Road Maintenance Program (CRMP, Project 5101) - \$1.5 million to address smaller road maintenance items in Supervisorial Districts that are outside of the budgeted/planned activities, and do not rise to the level of a capital project; \$5.5 million - Other planned projects in the Local Road Rehabilitation Program.</p> <p>The Seal Coat Program is vital maintenance for the longevity of roads throughout the County. Generally the PWFPP Pavement Management Program keeps the majority of wear-damaged roads usable using light maintenance, such as slurry seal, chip seal or thin overlay processes. At the same time, a small amount of road segments are overhauled using large digouts or total section reconstruction because maintenance has been neglected far too long. The latter is a more expensive proposition per linear length of road. The balance of regular light maintenance routine and gradual reconstruction of road segments prolongs the replacement of good to moderately worn roads.</p>	<p>Annual local roads projects are determined by PWFPP - Roads and Bridges staff based on highest need consistent with the priorities set by the Local Roads Rehabilitation Program policy. Work planned for FY 24/25 includes road segments in San Ardo, Tierra Grande, Castroville and Aromas.</p>

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Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Greater Salinas Area Plan				
Reservation Road Rehabilitation	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	<p>The Project is to extend the service life of Reservation Road, a County maintained road, from Davis Road to State Route 68, near Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, River Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County.</p> <p>The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign.</p> <p>Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.</p>	Complete Construction
Women's Shelter Building Repairs & Kitchen Upgrades	Consistent with 2010 General Plan Goal PS- 9, ASSIST RESIDENTS TO PROVIDE THE SUBSISTENCE NEEDS OF THEMSELVES AND THEIR FAMILIES.	Consider Green Building techniques where appropriate.	<p>This approximately 5,520 sq.ft. facility provides housing for Monterey County women and children involved in Domestic violence and homeless situations. The project would address several repair and renovation needs including replacing worn out stovetop burners and kitchen sinks/cabinetry, and upgrading cold storage with two additional commercial refrigerators for clients of the shelter to store food (estimated \$353,500). Other work includes: Electrical panel upgrades; water heater and furnace replacement; fire alarm upgrades; upgrade restroom partition stalls, sinks, showers, and water damage repair; replace old cracked flooring throughout building; repair/upgrade HVAC system; seal and repaint cracks in stucco; new landscaping in backyard to provide children an outside play area; landscaping; resurface and stripe parking lot. Previously tracked as Project DSS-17-01.</p>	Construction to start in FY 23/24, most work to be completed in FY 24/25.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details
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Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
North County Inland Area Plan				
<p>Pajaro Mansion Campus Post Storm Restoration</p>	<p>Consistent with 2010 General Plan Goal PS-12 IDENTIFY, DESIGNATE, PROTECT, PRESERVE, ENHANCE, AND PERPETUATE THOSE STRUCTURES AND AREAS THAT CONTRIBUTE TO THE HISTORICAL HERITAGE OF MONTEREY COUNTY. Specifically, PS-12.13 Repair or rehabilitation of historic structures may be permitted upon determination that the proposed improvements shall not preclude the structure's continued designation as a historic structure or that appropriate mitigation measures have been taken to comply with the Secretary of the Interior's Standards.</p>	<p>Consider Green Building techniques where appropriate.</p>	<p>Project consists of the design, permitting and construction restoration activity at 29A (Clinica) & 29B Bishop (Ag Commissioner) & 29 Bishop (Pajaro Mansion and Library & Tower) following damage from the March 2023 storm and flooding. Restoration work includes replacement of impacted heating ventilation and air conditioning (HVAC) systems, Fire Panel, windows, siding, roofing and interior finish repairs.</p>	<p>Construction activity will be implemented via JOC contractors. Restoration is in process for 29A&B Bishop and expected to be completed in February 2024. Permitting for the Historical Mansion at 29 Bishop is in process. Construction is expected to start in April 2024 and estimated to be completed between September and December 2024 depending on material and equipment procurement time frames and weather. Staff is working with Insurance company and FEMA to obtain allowable reimbursements.</p>
<p>Pajaro Library Branch Rehabilitation</p>	<p>Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.</p>	<p>Consider Green Building techniques where appropriate.</p>	<p>This project would have two parts, both enhancing and rehabilitating the Library housed in the Porter Vallejo Mansion, 29 Bishop Street, Pajaro. The first part would be significant safety and rehabilitation enhancements to the building structure itself. This includes securing stair access to the second and third floors, adding an emergency exit off the back of the building, and possibly making some outdoor space accessible once again. The second portion is an interior re-design for the Library services space. Preliminary space programming is complete, and will result in a reconfigured public library space, maximizing safe and effective use, workflow, and preserving the beauty of the historic elements of the house. This requires new furniture, shelving, wiring for moving the public computers and staff work areas, and new floor coverings. A separate post storm restoration project is addressing design and repairs to roof, siding, windows, HVAC and mechanical systems that were impacted by Flood. That project was funded through emergency strategic reserve allocations and seeking reimbursements through Insurance and FEMA.</p>	<p>Library will complete application for a California State Library 1:1 match infrastructure grant to fund a portion of the safety and infrastructure elements, and look for other grant opportunities. In FY23 the Facility experienced water intrusion from roof and siding and deteriorating indoor air quality. The facility is currently closed pending remediation of affected areas. In FY24 Library and Facilities engaged consultants to complete space programming to address ADA and Life and Safety upgrades on the first floor and reuse of the second and third floor including adding an elevator or lift. The Department of Emergency Services AB-102 grant program has allocated \$3,500,000 to the project.</p>

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
South County Area Plan				
Jolon Rd Rehabilitation (US Hwy 101 to 6 miles n/o Mission Rd)	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will rehabilitate the existing pavement providing a smoother surface, reducing traffic impacts, delays, and fuel consumption.	The Project is to extend the service life of Jolon Road, a County maintained road, from the southern US-101 interchange to 5.7 miles north of Mission Road, near the community of Lockwood, approximately 27 miles in length. Project will rehabilitate the roadway pavement by performing localized pavement repairs and resurfacing the road with hot-mix-asphalt. When complete, Jolon Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The preliminary engineering/planning phase of the project is fully funded by Measure X, as it was identified as a pavement project during the Measure X campaign. Due to the length of the project, PWPF is pursuing the Defense Community Infrastructure Program grant to fund the construction phase of the project. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Commence preliminary engineering/design in FY25.
King City Courthouse Parking Lot Repaving- 250 Franciscan Wy	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS)	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.	Repave and restripe entire parking lot at the King City Courthouse, 250 Franciscan Way, King City. Currently the Sheriff's Office, District Attorney, and Courts occupy the building. The DA provides services to the public Monday through Friday 8 am to 5 pm. The cost estimate has been escalated for FY 23/24 using the DGS California Construction Cost Index CCCI. An additional \$150,000 "Other" costs placeholder has been added to the project to cover potential EV charging stations at the parking lot. Previously listed as project no. PWFP 2019-09.	Design and engineering are 75% complete. Design, permitting and JOC procurement process to be completed by May 2024. Construction is scheduled to be complete in FY 24/25. The project has been delayed by two months due to unforeseen weather and extended design consultant selection process.
Lake Nacimiento Resort Lodge Refurbishment	Consistent with Public Services goal 11, MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES.	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Extensive renovations to 7 existing lodge buildings holding a total of 18 units overlooking Lake Nacimiento. Partial renovation was completed in FY 23/24. Continued work includes rough estimates to finish interior renovations, replace remaining siding, replace exterior decks, and landscape renovations. Actual estimates for work are pending. An initial rough estimate is \$2,500,000 for remaining work.	FY24 included mold abatement and interior renovation in 1 lodge, replacing roofs on all 7 structures, partial siding replacement in areas of highest water intrusion (complete siding replacement is still needed). FY25 work would depend on funding allocated to the project.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.2 - Project Details
Projects pending review by the Planning Commission in 2024

Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
<p>Lake San Antonio Water System Temporary Compliance Measures</p>	<p>Improvements to the outdated water treatment plant at LSA South Shore are consistent with GOAL PUBLIC SERVICES -2 (ASSURE AN ADEQUATE AND SAFE WATER SUPPLY TO MEET THE COUNTY'S CURRENT AND LONG-TERM NEEDS.) and PUBLIC Services Goal- 11(MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES) .The County is seeking to give full utilization of park and recreation facilities owned and/or operated by other agencies to the public.</p>	<p>Consider incorporating temporary solutions as a part of the broad permanent solution, in an effort to reduce the cost once a permanent solution is actively being implemented.</p>	<p>This project would allow Public Works, Facilities and Parks (PWFP) to implement several minor improvements to the outdated water treatment plant at LSA South Shore. This augmentation would be a stopgap, temporary solution to keep the park open to visitors. The permanent solution is listed as Unfunded CIP project PWFP 2023-13 with an estimated cost of \$1,525,000. That project includes additional upgrades that would drastically improve the water quality and treatment/distribution systems. Due to an outdated treatment system, LSA South Shore water has not met turbidity standards since 2015. Since then, Parks staff have provided notifications to the public in order to continue services.</p>	<p>Temporary measures will be implemented to attempt to meet water quality standards.</p>
<p>San Lucas Library Landscaping</p>	<p>Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.</p>	<p>Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.</p>	<p>This project is to complete the landscaping around the San Lucas Library. Phase I consisted of grading and putting down decomposed granite in the intended project area. This phase will complete with amenities, trees, shade structures, and a play area.</p>	<p>A grant of \$67,000 has been received for this project, and the plans will be revised and recosted to be completed. An anticipated cost of \$200,000 total would complete this project, and the Department's request will be to take the remaining cost from Library Fund Balance, and complete the project.</p>

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.3 - Summary and Cost of Projects Projects Previously Reviewed by the Planning Commission		
Area / Projects	FY 2024/25 Budget	Total Project Budget
Big Sur Coast Land Use Plan		
Palo Colorado - MP 4.0 to MP 7.8 Emergency	\$ 9,546,000	\$ 17,250,000
Carmel Area Land Use Plan		
Carmel Lagoon - Scenic Road Protection Structure Project	\$ 118,926	\$ 20,531,820
Carmel River Floodplain Restoration (CRFREE) - Planning	\$ 500,641	\$ 3,981,473
Carmel River Floodplain Restoration (CRFREE) Construction	\$ 14,064,659	\$ 50,102,502
Carmel Valley Master Plan		
Laureles Grade and Carmel Valley Road - Roundabout	\$ 2,612,430	\$ 4,307,550
Central Salinas Valley Area Plan		
Chualar Canyon Rd Four Bridges Replacement	\$ 185,000	\$ 3,273,391
Chualar Safe Route to School Program	\$ 1,214,844	\$ 5,831,844
City of Marina		
Relocate/Expand Marina Family Health Center - 3155 De Forest Rd Marina	\$ 581,205	\$ 19,617,351
City of Salinas		
1441 Schilling Place-Election Office Security TI	\$ 100,500	\$ 100,500
168 W Alisal - 3rd Floor Security Improvements	\$ 267,000	\$ 267,000
168 West Alisal-Public Defender's Office Ballistic Glazing Upgrade	\$ 201,292	\$ 201,292
Alisal Rd Rehab - Salinas City Limits to Hartnell Rd	\$ 2,400,000	\$ 3,624,500
Animal Services- Expansion Services 160 Hitchcock Rd Salinas	\$ 100,000	\$ 189,660
BH-1412 Natividad- Mental Health Rehabilitation Center	\$ 976,100	\$ 50,912,500
COVID-19 Memorial Project	\$ 300,000	\$ 320,469
E Salinas Integrated Health Center	\$ 786,804	\$ 1,336,804
Emergency Svcs Center Perimeter Fencing Upgrade/Paving - 1322 Natividad Rd Salinas	\$ 594,269	\$ 943,436
Health Animal Services: Replace HVAC System - 160 Hitchcock Rd Salinas	\$ 2,162,174	\$ 2,246,754
Health Offices Water Intrusion Repairs - 1270 Natividad Rd Salinas	\$ 3,398,114	\$ 5,118,401
Homeless Services- Feasibility Study	\$ 60,000	\$ 240,000
HVAC Repairs and Replacement - 1441/1448 Schilling Pl Salinas	\$ 684,256	\$ 14,809,391
HVAC Upgrade to Board Chambers Server Room	\$ 230,000	\$ 230,000
Jail Housing Addition Lift Station - 1410 Natividad Rd	\$ 5,000	\$ 800,000
Laboratory New Electrical Panel	\$ 136,350	\$ 136,350
Parking Structure - Gabilan and Church Street	\$ 250,000	\$ 34,465,170
Recuperative Care Project	\$ 639,000	\$ 689,000
Replace Generators at 1441/1488 Schilling Pl Salinas	\$ 3,856,190	\$ 4,305,650
Salinas Clinic Services - Same Day Clinic	\$ 100,000	\$ 8,254,960
Youth Center Tenant Improvements (Design and Planning) - 970 Circle Dr	\$ 214,770	\$ 214,770
Zero Net Carbon Solar Project	\$ 12,000,000	\$ 12,000,000
Countywide		
Community Road Maintenance Program	\$ 1,526,978	\$ 8,448,367
Community Street Repair Program	\$ 1,400,000	\$ 8,400,000
County Wide Facility Master Plan	\$ 700,000	\$ 700,000
Countywide - NPDES Streetsweeping	\$ 180,000	\$ 900,000
Countywide - Proactive Drainage Maintenance & Flood Protection	\$ 1,000,000	\$ 5,500,000
Countywide - Striping Program	\$ 600,000	\$ 3,600,000
Countywide Annual Seal Coat Program	\$ 2,000,000	\$ 12,000,000
Countywide Supplemental Roadway Vegetation Removal	\$ 150,000	\$ 750,000
CSA/CSD Water and Sewer Projects Using ARPA Funds	\$ 486,265	\$ 4,100,000
Elkhorn Road Rehabilitation	\$ 7,400,000	\$ 7,400,000
Guardrail Repair Program	\$ 550,000	\$ 2,750,000
NGEN Analog Overlay Upgrade	\$ 600,000	\$ 1,000,000
NGEN L3Harris Core Upgrade - Countywide	\$ 425,524	\$ 2,127,620
Park Repairs - Prop 68 Per Capita Funding	\$ 104,317	\$ 789,288
Parks Master Plan	\$ 50,000	\$ 350,000
Parks Water and Sewer Projects Master Plan (ARPA Funds)	\$ 2,340,688	\$ 8,332,607
Radio Site Power and HVAC Improvement and Standardization	\$ 500,000	\$ 500,000
Fort Ord Master Plan		
East Garrison Mothballing Project	\$ 210,146	\$ 483,743
Greater Monterey Peninsula Area Plan		

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.3 - Summary and Cost of Projects		
Projects Previously Reviewed by the Planning Commission		
Area / Projects	FY 2024/25 Budget	Total Project Budget
HVAC Repairs and Replacement - 1200 Aguajito Rd Monterey	\$ 759,827	\$ 3,081,635
Laguna Seca - ARPA Wastewater Infrastructure	\$ 76,484	\$ 1,870,000
Laguna Seca - Clean Water Infrastructure (ARPA Funding)	\$ 913,191	\$ 1,585,000
Monte Road Bridge 135 - Paint Steel Girders	\$ 90,562	\$ 2,818,978
Robinson Canyon Road - Bridge Scour Repair	\$ 2,124,050	\$ 7,379,776
Seaside Community Benefits Office Replacement - 1281 Broadway Ave Seaside	\$ 3,312,419	\$ 112,362,324
Viejo Road - Shoulder and Asphalt Repair	\$ 787,346	\$ 1,091,346
Greater Salinas Area Plan		
Davis Road - Bridge Replacement and Road Widening	\$ 1,703,322	\$ 98,435,377
Hartnell Road - Bridge Replacement	\$ 2,689,895	\$ 7,249,619
Old Stage Road Rehab Alisal Rd to Iverson Rd	\$ 300,000	\$ 19,426,956
North County Coastal Land Use Plan		
Las Lomas Drive - Bicycle Lane & Pedestrian Project	\$ 3,274,732	\$ 3,940,627
North County Inland Area Plan		
Castroville- Community and School Connections Through Active Transportation	\$ 1,159,250	\$ 6,089,250
G-12 Pajaro to Prunedale Corridor Study Project - Project Area 6 (Salinas and Pajaro Rd)	\$ 739,581	\$ 818,931
South County Area Plan		
Gonzales River Road - Bridge Replacement Project	\$ 1,639,515	\$ 5,309,545
Lake Nacimiento Mobile Homes (2) Purchase	\$ 242,000	\$ 262,000
Nacimiento Lake Drive - Bridge No. 449 Replacement	\$ 50,000	\$ 7,690,506
New Bradley Library and Resiliency Center Project	\$ 100,000	\$ 5,639,116
New South County Bookmobile	\$ 300,000	\$ 400,000
San Ardo Safe Route to School Program	\$ 876,500	\$ 3,268,500
South County Ag Commissioner Facility Development	\$ 2,635,004	\$ 6,269,537

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Carmel Valley Master Plan				
Boronda Road Bridge	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Boronda Road Bridge is a Seismic Retrofit Repair or Replacement of the existing Boronda Road Bridge.	Start preliminary design and environmental clearance of the project.
Carmel Valley Road Reconstruction	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Carmel Valley Road, a County maintained road, from Carmel Rancho Boulevard to Via Petra Road, near Carmel. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, Carmel Valley Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Project to commence engineering/design in FY 24/25.
Central Salinas Valley Area Plan				
Chualar Wastewater System Consolidation	Consistent with 2010 General Plan Goal PS-4 ENSURE ADEQUATE TREATMENT AND DISPOSAL OF WASTEWATER. Specifically, PS-4.13 Wastewater treatment and disposal for community areas and rural centers shall be through the consolidation of services into Regional or Sub-regional facilities. Subdivisions shall be required to consolidate wastewater collection and treatment and disposal systems, connecting to existing systems where feasible.	Consider green construction techniques and recycled materias where appropriate.	Condition assessments completed under the ARPA-funded Water and Sewer Upgrade Program, as well as ongoing discussions with the State Water Quality Control Board indicate the need to eliminate the wastewater oxidation ponds along the Salinas River, which were overwhelmed by the 2023 winter storm floods. This project would result in an 8-mile long sewer line and pump stations to connect Chualar to the regional system through the City of Salinas sewer system.	Complete project report and preliminary design. A grant has been applied for through the State Water Board for Phase 1 design and environmental. Phase 2 (approx \$25M) requires a separate application. Approval is expected in FY 2023/24. The County will need to front some of the costs in year one of the project, which will be reimbursed by the grant.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Hunter Lane / Harkins / Hitchcock / Foster Road Reconstruction	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	The Project is to extend the service life of Hunter Lane, Harkins Road, Hitchcock Road, and Foster Road, all County-maintained roads, near the City of Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, the roads will continue to provide transportation mobility for the residents, businesses, and visitors of Monterey County. The project is Categorically Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance forces.	Harkins Road and Hunter Lane are complete. Hitchcock and Foster roads are planned for FY 24/25.
City of Marina				
Relocate/Expand Marina Family Health Center - 3155 De Forest Rd Marina	Not Applicable – The County General Plan is not applicable to projects located within City limits.	N/A	Expand or relocate Marina Health Center to better serve low-income residents of City of Marina adjacent service area. construct a new-14,000-square-foot clinic consisting of 10,000 Square Feet Primary Care Clinic and 4,000 Square Feet Dental Clinic. Primary Care Clinic will have 12 exam rooms, and office space to deliver expanded general family practice, obstetrics and gynecology, and mental health integration services to better support the Medi-Cal and uninsured population in this community. The Dental Clinic would meet a critical service need for our 8,000+ residents in addition to approximately 20,000 veteran residents. Construction estimate of \$8.5 million is based on \$608 per square foot calculation.	Received 1.5 Million Funding FY 23 24 from state grant.
City of Salinas				
1441 Schilling Place- Election Office Security TI	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Provide tenant improvements at the Elections Department at 1441 Schilling Place to include the addition of security windows and transaction trays at the reception/lobby area. Modify existing counter tops to accommodate the new transaction trays.	Secure funds and complete CIP project.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
168 W Alisal - 3rd Floor Security Improvements	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Facility improvement to install security window glazing at public counters in the 168 W. Alisal Government Center 3rd floor lobby.	Develop final proposal for security enhancements and begin installation/construction. PWWP - Facilities has provided various options to CAO office for review among stakeholders. The placeholder budget are expected to cover project costs even though the final design is not set.
168 West Alisal-Public Defender's Office Ballistic Glazing Upgrade	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Replace existing glass in the Office of the Public Defender lobby located from the top of the counter to the ceiling in the reception area with ballistic glazed glass.	Public Defender Office is requesting this project be completed in the 1st year of the CIP. The total costs below include a \$10,000 placeholder for stencil/etching work for the glass.
Animal Services- Expansion Services 160 Hitchcock Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider contracting with local vendors, suppliers, and manufacturers to the extent feasible. Consider designing the entrance area to maximize energy efficiency, using natural lighting and ventilation to reduce energy consumption	<p>This project would design and build a separate public entrance area for the current spay/neuter clinic.</p> <p>In March of 2020, under a partnership with the City of Salinas, the Veterinary and RVT moved to full time status. Clinic staff have identified an increased capacity to offer spay/neuter services to the community on a regular basis.</p> <p>Current design requires clients to come through the shelter, requiring shelter staff assistance. A separate, standalone entrance to the clinic is a critical component to increase spay/neuter opportunities.</p> <p>Other possible expansion areas include: resizing existing recovery and prep spaces; Lobby/Clerical workspace increase; Field Services/dispatch office increase; additional dog kennel wing and 25 dog runs; remodel of cat rooms to accommodate minimum of 16 more cat cages; addition of separate public access for stray animal intake.</p>	In FY23-24, Architect completed programming and space planning for expanded Animal Shelter resulting in various options for expansion. FY24/25 efforts will focus on further developing possible kennel space improvements and facility expansion options. FY 24-25 are rough estimates and will be updated once cost estimates are available.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
BH-1412 Natividad-Mental Health Rehabilitation Center	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Green Building Standards required. New buildings must meet LEED silver standards (MCC Chapter 18.11). Consider LEED Silver standards as upgrades and renovations occur.	The County of Monterey, through its Health Department Behavioral Health Bureau, received a California Department of Health Care Services (“DHCS”) Behavioral Health Continuum Infrastructure Program (“Program”) grant in the amount of \$20,166,779, to establish the Monterey County Regional Mental Health Rehabilitation Center (MHRC). The Project consists of the design and repurposing of the 36,800 SF existing building, which was originally constructed for jail use, into an in-patient mental healthcare facility. The facility will utilize the exiting building footprint and include up to 100 in-patient beds and associated institutional programming space. The site is a County-owned parcel located within the city of Salinas	During FY24, Project completed site assessments and due diligence including environmental and utility assessments. Architect began design phases including space programming and schematic development phases. During FY25, Project will complete design, permitting and bidding phases.
COVID-19 Memorial Project	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Design will incorporate where appropriate, benches to provide areas for quiet contemplation, solar lighting, drought tolerant plant material, and recycled materials.	Create a permanent memorial with the names of all COVID-19 victims of Monterey County on the Monterey County Government Center Campus at 168 West Alisal Street in Salinas. Donations are being collected through The Community Foundation of Monterey County. Once fundraising is complete and funds available, the project may proceed with construction.	Community Engagement, design for the County-wide COVID-19 Memorial Project, and construction.
E Salinas Integrated Health Center	Not Applicable – The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	This project is an alternative to full size medical clinic in East Salinas. This project would consist of building a new, or re-purpose an existing, 10,000 sq. ft. building that would house approximately 15 interview/exam rooms, a waiting room and related offices in the City of Salinas. The building would be utilized to provide Behavioral Health services to residents of East Salinas and surrounding areas.	A suitable building was located at 30 Pearl Street, in the City of Salinas and the Health Department will leverage Mental Health Services Act funds for this project. Cost estimates based on FFE quote and Proposal from contractor to do Tenants Improvement. Adding 30 percent contingency. Project is being being negotiated with Lessor.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Emergency Svcs Center Perimeter Fencing Upgrade/Paving - 1322 Natividad Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider using eco-friendly materials or recycled materials for the fence and gate, which would reduce the environmental impact of the project. Consider using materials that require minimal maintenance.	<p>Replace current parking lot fencing and add additional fencing around the entire perimeter of the property at 1322 Natividad Rd, Salinas. Also relocate the security gate to the parking lot from the lower parking lot to the new main entrance of the property. The building was built in 2004 and a portion of the parking lot has not been repaved or resurfaced since its original construction. It has exceeded its useful life.</p> <p>The Emergency Services Center, 1322 Natividad Road, is a County-owned building which houses the Monterey County Emergency Communications Department (ECD) and Office of Emergency Services (OES) which is a division of the County Administrative Office. The communications center is a 24/7 operation.</p> <p>ECD occupies 55% of the building and OES occupies 45%; costs for the project will be split at this occupancy percentage. Previously tracked as Project ECD-2018-01</p>	Project expected to be completed in FY2024/25. Potential supplemental work to address the adjacent DSS property fence is not yet available and may result in additional project costs.
Health Animal Services: Replace HVAC System - 160 Hitchcock Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	<p>Consider Energy-efficient HVAC units to reduce the amount of energy consumed by the system, which can translate to net zero GHG emissions.</p> <p>Consider recycling or disposing of old these units in an environmentally responsible manner can reduce waste and promote sustainability.</p>	<p>The Animal Services facility at 160 Hitchcock Road in Salinas currently has 7 HVAC units that are approximately 22 years old. Their age is such there are no parts available for repair and all show significant signs of erosion and wear.</p> <p>These units are considered specialty units due to the fact they run off of propane, which is the power source for Animal Services. They often have a long lead time so it is a concern that these units can be procured in a timely manner, before extreme weather and before more units expire completely.</p> <p>These units are needed to maintain the comfort of both the humans and animals in the facility seven days a week. Previously tracked in CIP as Project 1803-2</p>	Emergency HVAC AC-5 replacement to be completed in FY23/24. Larger HVAC replacement to be completed in FY 24/25. Project required additional time due to extremely long lead times.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Health Offices Water Intrusion Repairs - 1270 Natividad Rd Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider procurement and use of non-toxic and zero-emission materials.	Repairs to address ongoing water intrusion issues during heavy rains. The Health Department at 1270 Natividad Road was commissioned in October 2009. This building serves as headquarters to the Monterey County Health Department and houses over 200 county employees. On December 2, 2019, heavy rains penetrated through the stucco walls into the interior. This caused major displacement of staff and an emergency response to dehumidify the building in several areas to improve health and safety.	FY 24/25 Goals/Tasks: Design is 100% completed. PWFP intends to deliver this project via JOC. The total project cost is an estimate and may fluctuate after the project is bid via JOC. Budget reflected accounts for addition to scope: furnish and install windows at selected areas around the facility.
Homeless Services- Feasibility Study	Not Applicable – The County General Plan is not applicable to projects located within City limits.	(blank)	Conduct a feasibility study at the existing County Facilities located at 1220 Natividad Road. The study will encompass an analysis of the current footprint, setbacks, and potential for a new facility at this location. This comprehensive assessment will involve engaging with an architect to conduct the study and deliver a detailed report outlining the possibilities and recommendations for development at the specified site.	In response to the homelessness issue, the Behavioral Health Bureau aims to evaluate the existing facility at 1220 Natividad Road and assess its feasibility for repurposing. The proximity of this location to the Share Center, dedicated to serving the homeless, makes it an ideal site for addressing ongoing homeless needs. This assessment seeks to justify the potential repurposing of the facility as a means to enhance efforts in meeting the needs of the homeless population.
HVAC Repairs and Replacement - 1441/1448 Schilling Pl Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Design and equipment will be in accordance with Title 24.	This project covers a range of HVAC repairs and improvements at the Schilling Campus based on a 2023 HVAC System Assessment. Work is prioritized as high (Category 1a, 1b, 1c...) through Low (Category 5a, 5b, 5c...). Funding request for FY 2024/25 would cover all work designated Category 6 Chiller Replacement, now critical with multiple chillers malfunctioning. Other work is divided out across fiscal years.	Complete work designated Category 6 Chiller Replacements in the 2023 HVAC System Assessment. Temporary repairs are in progress FY 2023/2024 to keep temperatures habitable for occupants. Category 6 was moved to first priority as it has become critical to replace the chillers to maintain suitable conditions in the building.
HVAC Upgrade to Board Chambers Server Room	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Upgrade the 168 W. Alisal HVAC system to address equipment overheating in the Clerk of the Board server room due to the recent ITD Board Chambers equipment upgrade. HVAC was not included in the original upgrade project. Funding would be required to determine the scope of upgrade needed.	Complete assessment and design. Staff may return during FY 24/25 for additional funding to complete construction work.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Jail Housing Addition Lift Station - 1410 Natividad Rd	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider contracting with local vendors, suppliers, and manufacturers to the extent feasible.	This project would install a backup system or bypass to the Jail Housing Addition lift station, pending the final architect design recommendations. Prior to the Jail Housing Addition project, there was a bypass sewer line connecting the Jail to the Natividad Medical Center (NMC) sewer system. This connection delayed sewer system backup and gave Facilities staff time to resolve the issue or begin backup pumping. The original construction plans for the Jail Housing Addition capped this connection to NMC, effectively increasing the risk of sewage backup into the Jail if the lift station failed. The increase in inmate population as a result of the Jail Housing Addition will also impact the rate at which the system could potentially overflow.	Project substantially complete in FY 23/24. Small amount for staff time and warranty issues allocated for FY 24/25.
Laboratory New Electrical Panel	Not Applicable – The County General Plan is not applicable to projects located within City limits.	Consider procurement of new 200 amp panel that has high energy efficiency ratings or choosing a panel that uses renewable energy sources.	Scope of work: Install (1) one new 200-AMP Panel, fed from panel LP1, from electrical room 142 to Room 114 storage. Transfer the following breakers from Emergency Panel EL1-A to the new 200 AMP Panel: Breaker 31; Breaker 33; Breaker 35; Breaker 8; Breaker 10. After installation of a new panel, convert 4 shared circuits L1C-1,3,5, known as Media Room doghouse outlets, to dedicated circuits.	Funded through Grant ELC SUP.
Parking Structure - Gabilan and Church Street	Not Applicable - The County General Plan is not applicable to projects located within City limits.	N/A	Construct parking structure at the corner of West Gabilan and Church Streets for use by City, County and Court employees and public. Project would be funded by share of City and County funds.	Continue design support for parking structure development.
Recuperative Care Project	Not Applicable – The County General Plan is not applicable to projects located within City limits.	(blank)	In response to the growing need for supportive sheltering for individuals experiencing homelessness while recovering from illness or hospital stays, the project aims to develop a community of 4 to 5 non-congregate modular units, each consisting of a single restroom and a single bed. These units are designed to create a supportive and healing environment for individuals on their journey to recovery while offering them an opportunity to get on a path towards permanent housing.	<ol style="list-style-type: none"> 1. Conduct an assessment near the Share Center located at 845 E. Laurel Drive, Salinas, CA 93906, to determine the feasibility of installing five individual homes. 2. Obtain costs for these types of homes and refine the CIP as information becomes available. The rough estimated assembly cost for each home is \$60k, totaling \$300k. 3. Issue a Request for Proposals (RFP) for the installation of 5 homes at Share Center. 4. Issue a Notice to Proceed if the proposal meets the budget. 5. Close out the project in FY 24-25.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Replace Generators at 1441/1488 Schilling Pl Salinas	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Install replacement generators at 1441 and 1488 Schilling Place. Existing generators have exceeded their useful life and are non-operable due to current air quality regulations. This project will purchase and install new generators which meet California Air Quality Control Board requirements.	Generators have very long lead times. Goal is to purchase and install generators by June 30, 2025. Due to the emergency need to keep the Schilling Campus operational, PWFP used Unscheduled Maintenance funds to cash flow temporary generator rentals. At the time of mid-February, PWFP staff is preparing a Board Report to reimburse Unscheduled Maintenance.
Salinas Clinic Services - Same Day Clinic	Not Applicable - The County General Plan is not applicable to projects located within City limits.	N/A	To construct a new primary Care Clinic- in Salinas by entering build-to-suit (construction on the improved property). The Health Center will be approximately 8,000 square feet consisting of 12-15 exam rooms, a conference room, a patient education area, a patient waiting area, ADA compliant patient and staff restrooms.	Clinic Services is currently in the initial stages of lease negotiation to secure a shell suite in North Salinas. Upon securing the suite Clinic Services intends to negotiate build to a suite construction on improved property. The project is fully/partially funded.
Youth Center Tenant Improvements (Design and Planning) - 970 Circle Dr	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	Prepare programming level design documents and cost estimate for tenant improvements to facility to meet current ADA/California Building Code (CBC) Chapter 11-B Code Compliance and Fire and Life Safety Code Compliance.	Complete programming level design and cost estimate. Future CIP years will request funding for full design drawings and construction.
Zero Net Carbon Solar Project	Not Applicable - Project is within city limits.	Solar Energy, Energy Efficiency Upgrades, Battery Storage	1410 Natividad Rd, Jail Complex: Install a 1,285.9kW rooftop solar array with a 2,145.6kWh battery at the "New" jail building along with a 372.7kW rooftop solar array on the public safety building as well as energy efficiency upgrades resulting in a reduction of 127,895 kWh of energy. 1441 Schilling Place Building: Install A 1,010.7kW rooftop solar array with a 2,536.8kWh battery and energy efficiency upgrades resulting in a reduction of 311,950 kWh of energy. Staff is evaluating County support and oversight requirements, which may result in a funding need for project management.	Contracts Executed and Design and Engineering reviewed. Groundbreaking expected August of 2023.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Countywide				
Bridge Preventative Maintenance Program (BPMP)	Maintain existing roads consistent with Goal C-4 Provide a Public Road and Highway Network, and provide Safe Movement of People and Commodities (Policy C-4.10).	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Federal Bridge Preventative Maintenance Program (BPMP) painting of various bridges as follows: South County Bridges: North Fork Rd Br; Co. No. 410 : Griffin Road Bridge; Co. No. 423: Milpitas Road Bridge; Co. No. 411: Parkfield Coalinga Road Bridge; Co. No. 430 Carmel Valley/Big Sur Bridges: Carmel Valley Road Bridge; Co. No. 549: Garrapatos Road Bridge; Co. No. 527: Old Coast Road Bridges; Co. No. 548 & 547	Initiate Preliminary Engineering (PE) for federal project
County Wide Facility Master Plan	Not Applicable	Consider Green Building techniques where appropriate.	The project will include the analysis of current Department facility space usage and provide recommendations for optimal space utilization that considers current and future Department operational needs.	Year 1 will focus on the Laurel Yard Campus and Government Center
Electric Charging Stations at Various County Facilities	Consistent with the 2010 General Plan Goal OS-9, Promote energy efficient uses. Specifically Policy OS-9.1 the use of solar, wind and other renewable resources for agricultural, residential, commercial, industrial, and public building applications shall be encouraged.	Consider Green Building techniques where appropriate. Electric charging stations promote alternative energy usage.	This project is to install multiple EV charging stations across the County facilities to provide vehicle charging for County fleet, employees, and the public in certain scenarios. Central Coast Community Energy (3CE) is also offering \$20,000 per project to support installation and hardware costs. Various facilities across the County would be good candidates, such as the Monterey or Salinas Courthouse, the Natividad Jail or hospital, the Health Department Building, and others. These sites will likely require more extensive site preparation. Site readiness would typically be performed through JOC contractors with EV hardware and installation provided through cooperative contracts. County funding is required for all site readiness which varies per project depending on existing conditions and the extent of upgrades required. Previously tracked as Project Admin 2021-01 EV	EV charging station site construction continues into FY 24/25.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Local Road Rehabilitation Program	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Consider the use of pavement recycling techniques that could reduce traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	<p>A local roads rehabilitation program functioning as a 'pay as you go' (PAYGo) 10-year Pilot Program. The dedicated funding source would be the Road Fund's share of the County Transient Occupancy Tax (TOT), currently estimated to be approximately \$10 million per year for mandated roads maintenance work. This TOT work is supplemented by the Community Street Repair Program (Project 1170) which allocates \$1.4 million in Measure X funding for smaller communities. TOT funding would be allocated in the following approximate amounts: \$2.0 million – Annual Seal Coat Program (Project 5522); \$1.0 million – Maintenance crew needs; County Road Maintenance Program (CRMP, Project 5101) - \$1.5 million to address smaller road maintenance items in Supervisorial Districts that are outside of the budgeted/planned activities, and do not rise to the level of a capital project; \$5.5 million - Other planned projects in the Local Road Rehabilitation Program.</p> <p>The Seal Coat Program is vital maintenance for the longevity of roads throughout the County. Generally the PWF Pavement Management Program keeps the majority of wear-damaged roads usable using light maintenance, such as slurry seal, chip seal or thin overlay processes. At the same time, a small amount of road segments are overhauled using large digouts or total section reconstruction because maintenance has been neglected far too long. The latter is a more expensive proposition per linear length of road. The balance of regular light maintenance routine and gradual reconstruction of road segments prolongs the replacement of good to moderately worn roads.</p>	Annual local roads projects are determined by PWF - Roads and Bridges staff based on highest need consistent with the priorities set by the Local Roads Rehabilitation Program policy. Work planned for FY 24/25 includes road segments in San Ardo, Tierra Grande, Castroville and Aromas.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
NGEN Analog Overlay Upgrade	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with the 1982 General Plan and with the 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).	N/A	Upgrade and replace components of the NGEN VHF Analog Overlay System to maintain and improve public safety and emergency radio communications across law, fire, and EMS divisions within the Monterey County Operational Area. The NGEN Analog Overlay system provides primary coverage in rural areas for public safety first responders, provides fire paging capabilities for all Monterey County fire agencies, and is redundant backup for areas with digital system capabilities. The current system is end of life and end of support, putting consistency and reliability of public safety and emergency communications within the Monterey County Operational Area at risk. This project will allow Monterey County to provide more consistent radio communications across all public safety agencies, establish more resilient public safety systems during connectivity and power outages, increase mutual aid and interoperability capabilities, strengthen communications capabilities, and enhance the overall safety of the Monterey County Operational Area.	Project is expected to begin and completed in FY24-25. NGEN Executive Board approved a 5-year NGEN Capital Fee collection on 2.22.24 commencing FY24-25. This project will be financed over a 2-year term. NGEN Capital Fee is pending BOS approval.
NGEN L3Harris Core Upgrade - Countywide	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with the 1982 General Plan and with the 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS).	N/A	The NGEN Upgrade project is a major hardware and software upgrade to current L3Harris system release configurations. This project will include the equipment and services needed to upgrade primary and secondary virtual core components, all repeater site routers and switches, an upgrade of all radio frequency software, current security hardware and software components with upgraded operating system, upgraded dispatch console software, additional dispatch consoles, and phone system integration to the dispatch consoles.	Project is expected to begin and completed in FY24-25. NGEN Executive Board approved a 5-year NGEN Capital Fee collection on 2.22.24 commencing FY24-25. This project will be financed over the 5-year term. NGEN Capital Fee is pending BOS approval.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Parks Master Plan	Not Applicable	Not Applicable	This project is to develop a Countywide Parks Master Plan for the day use parks and Lake San Antonio (Laguna Seca Recreation Area and Lake Nacimiento Resort will be separate Master Plans). This funding will be used to hire a consultant to complete a number of tasks needed to develop a comprehensive plan for operations, maintenance and park use. The Parks Master Plan will establish a long-range vision for the County Parks, which will help prioritize future park system improvements and services based on constituent needs and funding opportunities. The Parks Master Plan will provided the basis for future actions and will be a strong resource to support development of competitive applications for grant funding opportunities. Without a Parks Master Plan, the County will not have a community-based roadmap to guide future operational and capital planning decisions to best manage and guide the County Parks system.	\$50,000 for RFP to determine actual costs approved by the Board of Supervisors at FY 23/24 budget hearings.
Radio Site Power and HVAC Improvement and Standardization	(blank)	(blank)	NGEN is County's public safety communication system for all first responders. County is responsible for NGEN radio site maintenance. This project will introduce standard and scalable power and HVAC systems at each NGEN radio site which allows for improved radio communication for first responders. The solution will allow better radio site management and reduce the complexity of managing various types of obsolete systems.	Project cost is a Rough Order of Magnitude. An actual cost estimate needs to be developed to provide a more accurate project budget. Replace power distribution system for Upper Mount Toro site and various other radio sites.
Greater Monterey Peninsula Area Plan				
HVAC Repairs and Replacement - 1200 Aguajito Rd Monterey	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Design and equipment will be in accordance with Title 24.	This project covers a range of HVAC repairs and improvements based on a 2023 HVAC System Assessment. Work is prioritized as high (Category 1a, 1b, 1c...) through Low (Category 5a, 5b, 5c...). Ranking is based on the condition of equipment, potential for labor and energy savings, improved comfort, and impact on the unexpected failure of a device on the building comfort. Funding request for FY 2024/25 would cover all work designated Category 1 New VAV box retrofits and converted to electronic to eliminate the pneumatic system completely. Other work is divided out across fiscal years. Project costs are divided 50/50 with State Courts.	Complete work designated Category 1 in the 2023 HVAC System Assessment.

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Projects Previously Reviewed by the Planning Commission				
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Seaside Community Benefits Office Replacement - 1281 Broadway Ave Seaside	Not Applicable - The County General Plan is not applicable to projects located within City limits.	Consider Green Building techniques where appropriate.	This project is to program and design a new facility for the DSS Community Benefits Branch (CB). The location would also serve as a multi-service facility with space for other DSS programs, Library and community partner functions, offering the community a true one-stop experience. Programming is underway to determine feasibility and potential costs for this project. Previously tracked in CIP as Project DSS-18-01.	FY24 goal includes completion of Design and Engineering and cost estimating, allowing for DSS to seek construction funding during the standard CIP cycle for FY25. In March 2023 the Capital Improvement Committee supported a FY24 funding request of \$1,857,000. Following that meeting, staff increased the FY24 funding request to \$2,952,754 which covers additional design work to incorporate a parking structure.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Greater Salinas Area Plan				
Reservation Road Rehabilitation	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will utilize pavement recycling techniques, reducing traffic impacts, construction duration, and construction trucking as compared to traditional pavement reconstruction methods of using virgin materials.	<p>The Project is to extend the service life of Reservation Road, a County maintained road, from Davis Road to State Route 68, near Salinas. Project will rehabilitate the roadway pavement utilizing pavement reconstruction recycling techniques, and place hot-mix-asphalt. When complete, River Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County.</p> <p>The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway.</p> <p>The project is fully funded by Measure X, SB 1, and Transient Occupancy Tax; as it was identified as a pavement project during the Measure X campaign.</p> <p>Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.</p>	Complete Construction
Women's Shelter Building Repairs & Kitchen Upgrades	Consistent with 2010 General Plan Goal PS- 9, ASSIST RESIDENTS TO PROVIDE THE SUBSISTENCE NEEDS OF THEMSELVES AND THEIR FAMILIES.	Consider Green Building techniques where appropriate.	<p>This approximately 5,520 sq.ft. facility provides housing for Monterey County women and children involved in Domestic violence and homeless situations. The project would address several repair and renovation needs including replacing worn out stovetop burners and kitchen sinks/cabinetry, and upgrading cold storage with two additional commercial refrigerators for clients of the shelter to store food (estimated \$353,500). Other work includes: Electrical panel upgrades; water heater and furnace replacement; fire alarm upgrades; upgrade restroom partition stalls, sinks, showers, and water damage repair; replace old cracked flooring throughout building; repair/upgrade HVAC system; seal and repaint cracks in stucco; new landscaping in backyard to provide children an outside play area; landscaping; resurface and stripe parking lot. Previously tracked as Project DSS-17-01.</p>	Construction to start in FY 23/24, most work to be completed in FY 24/25.

Attachment 1 - List of Public Works and Other Projects Planned for FY 2024/25

Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
North County Inland Area Plan				
Pajaro Mansion Campus Post Storm Restoration	Consistent with 2010 General Plan Goal PS-12 IDENTIFY, DESIGNATE, PROTECT, PRESERVE, ENHANCE, AND PERPETUATE THOSE STRUCTURES AND AREAS THAT CONTRIBUTE TO THE HISTORICAL HERITAGE OF MONTEREY COUNTY. Specifically, PS-12.13 Repair or rehabilitation of historic structures may be permitted upon determination that the proposed improvements shall not preclude the structure's continued designation as a historic structure or that appropriate mitigation measures have been taken to comply with the Secretary of the Interior's Standards.	Consider Green Building techniques where appropriate.	Project consists of the design, permitting and construction restoration activity at 29A (Clinica) & 29B Bishop (Ag Commissioner) & 29 Bishop (Pajaro Mansion and Library & Tower) following damage from the March 2023 storm and flooding. Restoration work includes replacement of impacted heating ventilation and air conditioning (HVAC) systems, Fire Panel, windows, siding, roofing and interior finish repairs.	Construction activity will be implemented via JOC contractors. Restoration is in process for 29A&B Bishop and expected to be completed in February 2024. Permitting for the Historical Mansion at 29 Bishop is in process. Construction is expected to start in April 2024 and estimated to be completed between September and December 2024 depending on material and equipment procurement time frames and weather. Staff is working with Insurance company and FEMA to obtain allowable reimbursements.
Pajaro Library Branch Rehabilitation	Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.	Consider Green Building techniques where appropriate.	This project would have two parts, both enhancing and rehabilitating the Library housed in the Porter Vallejo Mansion, 29 Bishop Street, Pajaro. The first part would be significant safety and rehabilitation enhancements to the building structure itself. This includes securing stair access to the second and third floors, adding an emergency exit off the back of the building, and possibly making some outdoor space accessible once again. The second portion is an interior re-design for the Library services space. Preliminary space programming is complete, and will result in a reconfigured public library space, maximizing safe and effective use, workflow, and preserving the beauty of the historic elements of the house. This requires new furniture, shelving, wiring for moving the public computers and staff work areas, and new floor coverings. A separate post storm restoration project is addressing design and repairs to roof, siding, windows, HVAC and mechanical systems that were impacted by Flood. That project was funded through emergency strategic reserve allocations and seeking reimbursements through Insurance and FEMA.	Library will complete application for a California State Library 1:1 match infrastructure grant to fund a portion of the safety and infrastructure elements, and look for other grant opportunities. In FY23 the Facility experienced water intrusion from roof and siding and deteriorating indoor air quality. The facility is currently closed pending remediation of affected areas. In FY24 Library and Facilities engaged consultants to complete space programming to address ADA and Life and Safety upgrades on the first floor and reuse of the second and third floor including adding an elevator or lift. The Department of Emergency Services AB-102 grant program has allocated \$3,500,000 to the project.

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Attachment 1.4 - Project Details				
Projects Previously Reviewed by the Planning Commission				
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South County Area Plan Jolon Rd Rehabilitation (US Hwy 101 to 6 miles n/o Mission Rd)	Maintain existing roads consistent with the 2010 General Plan Goal C-4 Provide a Public Road and Highway Network the Efficient and Safe Movement of People and Commodities, specifically Policy C-4.10.	Project will rehabilitate the existing pavement providing a smoother surface, reducing traffic impacts, delays, and fuel consumption.	The Project is to extend the service life of Jolon Road, a County maintained road, from the southern US-101 interchange to 5.7 miles north of Mission Road, near the community of Lockwood, approximately 27 miles in length. Project will rehabilitate the roadway pavement by performing localized pavement repairs and resurfacing the road with hot-mix-asphalt. When complete, Jolon Road will continue to provide transportation mobility for the residents, businesses and visitors of Monterey County. The project is Categorical Exempt under CEQA as the project is to rehabilitate/maintain an existing public highway/roadway. The preliminary engineering/planning phase of the project is fully funded by Measure X, as it was identified as a pavement project during the Measure X campaign. Due to the length of the project, PWWP is pursuing the Defense Community Infrastructure Program grant to fund the construction phase of the project. Maintenance on the facility will be minimal since the roadway will be newly constructed. As the pavement facility ages, routine maintenance will be required as normally performed by Public Works Maintenance.	Commence preliminary engineering/design in FY25.
King City Courthouse Parking Lot Repaving- 250 Franciscan Wy	Upgrades or additions to existing Public and Quasi-Public Facilities consistent with 2010 General Plan to implement Goal PS-1 Ensure Adequate Public Facilities and Services (APFS)	Consider utilizing pavement recycling techniques instead of traditional pavement reconstruction methods using virgin materials to reduce construction trucking and duration, thereby reducing traffic impacts.	Repave and restripe entire parking lot at the King City Courthouse, 250 Franciscan Way, King City. Currently the Sheriff's Office, District Attorney, and Courts occupy the building. The DA provides services to the public Monday through Friday 8 am to 5 pm. The cost estimate has been escalated for FY 23/24 using the DGS California Construction Cost Index CCCI. An additional \$150,000 "Other" costs placeholder has been added to the project to cover potential EV charging stations at the parking lot. Previously listed as project no. PWWP 2019-09.	Design and engineering are 75% complete. Design, permitting and JOC procurement process to be completed by May 2024. Construction is scheduled to be complete in FY 24/25. The project has been delayed by two months due to unforeseen weather and extended design consultant selection process.

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Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
Lake Nacimiento Resort Lodge Refurbishment	Consistent with Public Services goal 11, MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES.	Consider contracting and use of low or zero emissions equipment and materials, and sourcing local materials and labor, to the extent possible.	Extensive renovations to 7 existing lodge buildings holding a total of 18 units overlooking Lake Nacimiento. Partial renovation was completed in FY 23/24. Continued work includes rough estimates to finish interior renovations, replace remaining siing, replace exterior decks, and landscape renovations. Actual estimates for work are pending. An initial rough estimate is \$2,500,000 for remaining work.	FY24 included mold abatement and interior renovation in 1 lodge, replacing roofs on all 7 structures, partial siding replacement in areas of highest water intrusion (complete siding replacement is still needed). FY25 work would depend on funding allocated to the project.
Lake San Antonio Water System Temporary Compliance Measures	Improvements to the outdated water treatment plant at LSA South Shore are consistent with GOAL PUBLIC SERVICES -2 (ASSURE AN ADEQUATE AND SAFE WATER SUPPLY TO MEET THE COUNTY'S CURRENT AND LONG-TERM NEEDS.) and PUBLIC Services Goal- 11(MAINTAIN AND ENHANCE THE COUNTY'S PARKS AND TRAILS SYSTEM IN ORDER TO PROVIDE RECREATIONAL OPPORTUNITIES, PRESERVE NATURAL SCENIC RESOURCES AND SIGNIFICANT WILDLIFE HABITATS, AND PROVIDE GOOD STEWARDSHIP OF OPEN SPACE RESOURCES) .The County is seeking to give full utilization of park and recreation facilities owned and/or operated by other agencies to the public.	Consider incorporating temporary solutions as a part of the broad permanent solution, in an effort to reduce the cost once a permanent solution is actively being implemented.	This project would allow Public Works, Facilities and Parks (PWFP) to implement several minor improvements to the outdated water treatment plant at LSA South Shore. This augmentation would be a stopgap, temporary solution to keep the park open to visitors. The permanent solution is listed as Unfunded CIP project PWFP 2023-13 with an estimated cost of \$1,525,000. That project includes additional upgrades that would drastically improve the water quality and treatment/distribution systems. Due to an outdated treatment system, LSA South Shore water has not met turbidity standards since 2015. Since then, Parks staff have provided notifications to the public in order to continue services.	Temporary measures will be implemented to attempt to meet water quality standards.

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Projects Previously Reviewed by the Planning Commission				
Area / Projects	GP/LUP Consistency	Sustainability Elements	Project Description	Project Tasks in FY 2024/25
New South County Bookmobile	(blank)	(blank)	Replace the South County Bookmobile with a new vehicle. The vehicle is a fully mobile mini-branch library with a collection, technology, and connectivity. It serves communities without a branch library, and can be used in emergencies as a mobile hot spot, and an outreach vehicle.	Complete an RFP for a vehicle, select a vendor, pay deposit requirement, start build process. The Library is working with potential donors to fund a portion of the purchase.
San Lucas Library Landscaping	Upgrades or improvements to public libraries is consistent with the 2010 general plan Library services (Goal PS-10 INCREASE EDUCATIONAL, INFORMATIONAL, AND LEISURE OPPORTUNITIES IN THE COUNTY BY PROVIDING ADEQUATE LIBRARY SERVICES.	Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.	This project is to complete the landscaping around the San Lucas Library. Phase I consisted of grading and putting down decomposed granite in the intended project area. This phase will complete with amenities, trees, shade structures, and a play area.	A grant of \$67,000 has been received for this project, and the plans will be revised and recosted to be completed. An anticipated cost of \$200,000 total would complete this project, and the Department's request will be to take the remaining cost from Library Fund Balance, and complete the project.

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