



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers

168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: RES 24-055

March 26, 2024

Introduced: 3/21/2024

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Adopt a Resolution to:

- a. Approve and authorize the Director of Public Works, Facilities and Parks (PWWP) to execute a Grant Agreement with Robert Rodoni, Sunset Farms, Inc.; Dominic Muzzi, Oceanview Investments, LLC.; Victor Ramirez, Bayview Farms, LLC; also known as the Jensen Road Group (Group), for rehabilitation of Jensen Road from State Route 1 to 600-ft west on Bluff Road; and
- b. Add the rehabilitation of Jensen Road from State Route 1 to 600-ft west on Bluff Road to the Annual Work Program for Road Fund for Fiscal Year 2023-24 and the 5-Year Capital Improvement Program;
- c. Find that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations (CCR) Section 15301 (Class 1 - Existing Facilities) because it is to perform repair and maintenance of an existing road with no expansion of an existing use; and
- d. Authorize the Auditor-Controller to amend the Fiscal Year 2023-24 Road Fund adopted budget, Fund 002, Appropriation Unit PFP004, to increase appropriations by \$261,380 financed by \$130,000 increase in revenue from the Jensen Road Group contribution and \$131,380 from Road Fund 002, Fund Balance (002-3044) (4/5ths vote required).

Proposed California Environmental Quality Act (CEQA) Action: Find that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations (CCR) Section 15301 (Class 1 - Existing Facilities) because it is to perform repair and maintenance of an existing road with no expansion of an existing use.

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution to:

- a. Approve and authorize the Director of Public Works, Facilities and Parks (PWWP) to execute a Grant Agreement with Robert Rodoni, Sunset Farms, Inc.; Dominic Muzzi, Oceanview Investments, LLC.; Victor Ramirez, Bayview Farms, LLC; also known as the Jensen Road Group (Group), for rehabilitation of Jensen Road from State Route 1 to 600-ft west on Bluff Road; and
- b. Add the rehabilitation of Jensen Road from State Route 1 to 600-ft west on Bluff Road to the Annual Work Program for Road Fund for Fiscal Year 2023-24 and the 5-Year Capital Improvement Program;
- c. Find that the proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations (CCR) Section 15301 (Class 1 - Existing Facilities) because it is to perform repair and maintenance of an existing road with no expansion of an existing use; and

d. Authorize the Auditor-Controller to amend the Fiscal Year 2023-24 Road Fund adopted budget, Fund 002, Appropriation Unit PFP004, to increase appropriations by \$261,380 financed by \$130,000 increase in revenue from the Jensen Road Group contribution and \$131,380 from Road Fund 002, Fund Balance (002-3044) (4/5ths vote required).

SUMMARY/DISCUSSION:

The Jensen Road Group has property along Jensen Road. The portion of Jensen Road from State Route 1 to 600-ft west on Bluff Road is in very poor/failed condition based on the most recent pavement condition assessment (see Attachment A for the location map). Recognizing that County road rehabilitation needs greatly exceed available funding, the Group has offered funding to assist the County in rehabilitating this segment of Jensen Road. The funding would be provided via a grant from the Group. Specifically, the Group would contribute \$130,000 toward this rehabilitation project, which will fund 50% of the estimated construction contract cost based on the current engineer's estimate for the project. The County is performing the design and construction management activities as it would for other road projects. This is estimated at 50% of the construction cost, or \$131,380. The Road Fund has available fund balance for this expense. Once the Agreement is ultimately approved by the Board of Supervisors, Public Works, Facilities and Parks (PWFP) staff will ensure that construction begin shortly thereafter. With the Group's significant contribution, staff would ensure that project construction commences later this spring. PWFP would manage the project just as with other road rehabilitation projects.

The ongoing Pavement Management Program of the County considers various strategies for prolonging and preserving pavement. Some include vacating low volume roads; another is the Public-Private Partnership (PPP) approach, whereby private property owners who are willing to pay at least 50% of the total road treatment project cost may have their project elevated in priority in the Annual Work Program for Road Fund and 5-year Capital Improvement Plan. While this has been discussed in the past at the committee and Board levels, this proposed Agreement is a second such application of this option. A Grant Agreement between the County and the Group has been prepared to memorialize this contribution and related terms. The proposed Agreement is provided in Attachment B. Staff appreciates the Group's initiative and willingness to partner with the County and provide significant financial assistance to help improve the condition of the County's roads.

CEQA:

Approval of the funding Agreement is not subject to the California Environmental Quality Act (CEQA). PWFP will file a Notice of Exemption for the road rehabilitation project. The project has been determined to be categorically exempt (Class 1) because it is to perform repair and maintenance of an existing road with no expansion of an existing use (See CEQA Guidelines, California Code of Regulations (CCR) Section 15301 Existing Facilities).

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel and the Auditor-Controller's office have reviewed and approved the proposed Agreement as to form and fiscal provisions, respectively. This item went to and was supported by the Budget Committee at their meeting on February 28, 2024, and by the Capital Improvement Committee at their meeting on March 11, 2024.

Legistar File Number: RES 24-055

FINANCING:

The rehabilitation of Jensen Road from State Route 1 to 600-ft west on Bluff Road is estimated to cost \$261,380. The Jensen Road Group will provide \$130,000 to fund a portion of the project. The County Road Fund (Fund 002, Appropriation Unit PFP004) will provide its share of funding (\$131,380) for staff time to develop the design, construction, and manage the construction contract, using available fund balance from Measure X and/or SB1. The project design and construction phases will begin in Fiscal Year 2023-24.

Prepared by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

Reviewed by: Jessica Cordiero-Martinez, Finance Manager III

Reviewed by: Enrique Saavedra, PE, Chief of Public Works

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

DocuSigned by:
Randell Ishii
C09779208FE94F3...

Attachment:

Attachment A - Location Map

Attachment B - Grant Funding Agreement

Attachment C - Draft Resolution