



Monterey County Planning Commission

Agenda Item No. 6

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REF170011 - GENERAL PLAN CONSISTENCY DETERMINATION FOR THE COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2017/2018

Review and report to the Board of Supervisors on the conformity of major public improvement projects for Fiscal Year (FY) 2016/2017 with the 2010 General Plan or the Local Coastal Program and 1982 General Plan, as applicable.

Proposed CEQA Action: Not a project per Section 15378(b) (4) of the CEQA Guidelines (Governmental fiscal activities; no commitment to a specific project)

RECOMMENDATION:

It is recommended that the Planning Commission:

Adopt a resolution (**Exhibit A**) reporting to the Board of Supervisors on the conformity of the proposed Capital Improvement Program major public improvement projects for Fiscal Year 2017- 2018 with the 2010 General Plan or the Local Coastal Program and 1982 General Plan, as applicable.

SUMMARY:

The annual Capital Improvement Program (CIP) is a five-year compilation of projects submitted by County departments, which includes such projects as new facility construction, minor and major infrastructure maintenance, road and bridge construction and maintenance, major equipment purchase and installation, and software purchase and installation.

Government Code Section 65401 requires the County's CIP be submitted to the Planning Commission (PC) for review and reporting to the Board of Supervisors on the conformity with the adopted general plan.

This report and any subordinate documents do not constitute an entitlement for development, such development being the subject of other actions by public entities or of permits to be sought at later times. This report does not involve a commitment to any specific project. Each listed project must go through the appropriate approval process, including environmental review as appropriate under the California Environmental Quality Act (CEQA). Therefore, this report does not constitute a project for purposes of CEQA.

DISCUSSION:

Chapter 5.0 - Public Services Element, specifically Policy PS-1.2 of the Monterey County 2010 General Plan directs staff to develop a Capital Improvement and Financing Plan. Staff has reviewed the General Plan direction to prepare a Capital Improvement and Financing Plan (CIFP) and found that the Capital Improvement Projects (Attachment 1 of Exhibit A) are consistent with the General Plan Policy direction to provide Adequate Public Facilities and Services (PS 1.1) and to meet current needs and demands. The Resource Management Agency

is currently working on the CIFP, as required by the General Plan, which will identify infrastructure and service needs based on the development contemplated in the General Plan and establish a financing program to ensure needed infrastructure and services are provided as Community Areas and Rural Centers are developed over the 20-year life of the General Plan. The General Plan requires preparation of a CIFP within 18 months of adoption of the County Traffic Impact Fee Program (Policy C 1.2). The County Traffic Impact Fee Program has not yet been adopted, but is currently under internal review and refinement.

Staff has reviewed the list of County projects in the FY 2017/2018 to FY 2021/2022 CIP and has developed a subset of the major proposed public works projects for consideration by the Planning Commission as to conformity with the 2010 Monterey County General Plan and County's Local Coastal Program. (See Attachment 1 to Exhibit A). Some projects on the County's CIP, such as equipment and software purchases are not the type of major public works requiring Planning Commission review and are not included in the attached list. A brief description of the General Plan Goals and policies, as applicable to each County project, is included in the General Plan Consistency column of Attachment 1 to the attached Resolution (Exhibit A). In general, project consistency falls within the four basic categories below.

1. Upgrades or additions to existing government services within Public and Quasi Public facilities consistent with the 2010 General Plan.
2. New projects and additions to existing facilities that require permits and environmental review that ensures 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 or Local Coastal Program.
4. Not Applicable because the County General Plan is not applicable to projects located within city limits.

Attachment 1 to the Resolution (Exhibit A) includes columns for project name, department, type, description, justification, a page reference to the individual project information in "Draft County of Monterey Capital Improvement Program Five-Year Plan 2017/18 through 2021/22" (Exhibit B), general plan consistency, geographic area and green building applicability.

Explanation of Exhibits:

Exhibits A through C provide thorough information on the subject item. The information found in these exhibits and how to cross-reference the information is documented below:

Attachment 1 to Exhibit A- County of Monterey Capital Improvement Program FY 2017/2018 (matrix): This matrix has a total of 83 projects identified individually by name, department, type (i.e. bridge, building, etc.) and contains a determination of consistency with the general plan and a column cross-referencing the page number for the specific project in the *Draft County of Monterey Capital Improvement Program Five-Year Plan 2017/18 through 2021/22* (Exhibit B).

Exhibit B - Draft County of Monterey Capital Improvement Program Five-Year Plan 2017/18 through 2021/22: Staff has included this document which contains the following chapters (in the following order):

- Executive Summary, pp. i.-xli.
- 5-Year Capital Improvement Plan Summary, pp. 1-6. This chapter gives at-a-glance information of all County projects in alphabetical order.
- Fully Funded Capital Projects, pp. 7-12. This chapter retrieves only those fully funded projects from the 5-Year Capital Improvement Summary chapter.
- Partially Funded Capital Projects, p. 13. This chapter retrieves only those partially funded projects from the 5-Year Capital Improvement Summary chapter.
- Capital Projects Sheets, pp. 14-121. This chapter provides information by project and in alphabetical order by department. For example, in page 14 it describes the Agricultural Commissioner Facilities Development and the description of the project, estimated completion date, funding source, cost and budget impacts if any.
- Future Needs List of Partially and Unfunded Capital Projects, pp. 122-126
- Future Needs Capital Project Sheets, pp. 127-214
- Glossary of Funding Sources, pp. 215-217

Exhibit B includes projects such as software upgrades and equipment purchases that do not require review by the planning commission. The draft CIP is provided only as a reference for Exhibit A- County of Monterey Capital Improvement Program FY 2017/2018 (matrix) and does not require its own review.

Exhibit C - List of Level of Service (LOS) Deficient Roadways as identified in the EIR for the 2010 Monterey County General Plan: The list identifies the roadways currently being addressed in the CIP. The proposed CIP for FY 17/18 identifies four projects, if implemented, that will improve the following deficient road segments to achieve an acceptable level of service per goal C-1 of the 2010 General Plan. These items are contained in the following line items in Attachment 1 to Exhibit A:

1. Line Item 48: State Highway 68 at Corral De Tierra Intersection Improvement Projects. Environmental review has been completed for this project.
2. Line Item 57: Davis Road Bridge Replacement and Road Widening. Environmental review has been completed for this project.
3. Line Item 71: Highway 1 Climbing Lane between Rio Road and Carmel Valley Road. Environmental review has been completed for this project.
4. Line Item 78: Rogge Road Intersection Improvements.

These items address General Plan Goal C-1 *Achieve an Acceptable Level of Service by 2030*, specifically Policy C-1.1.

OTHER AGENCY INVOLVEMENT:

RMA staff, worked with County departments to identify capital needs, related costs, and funding sources. The CIP is presented to the Budget Committee (BC) for fiscal matters and the Capital Improvement Committee (CIC) for priority determination. The Planning Commission (PC) determines if the CIP conforms to and is consistent with the Monterey County General Plan. Upon final recommendation and support by the CIC, the BC and PC, the CIP is submitted to the Board of Supervisors for approval and direction. Projects approved by the Board of Supervisors for capital funds are incorporated into the Annual Recommended Budget. The CIP has been presented to the CIC on April 10th and 27th, and the Budget Committee on

April 28th. This matter is scheduled for review by the Planning Commission on May 10 so it can be presented to the full Board as part of the budget hearings in June.

The following agencies and departments reviewed this program:

Resource Management Agency (RMA) Planning and County Administrative Office (CAO)

FINANCING:

The CIP is funded with a wide variety of funding sources including: state, federal, local grants, Gas Tax, Transient Occupancy Tax, Enterprise Funds, Certificates of Participation and General Funds.

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Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning

Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Draft Planning Commission Resolution

- Attachment 1 County of Monterey Capital Improvement Program FY 2017/18 General Plan Consistency

Exhibit B - Draft County of Monterey Capital Improvement Program Five-Year Plan 2017/18 through 2021/22

Exhibit C - List of Level of Service (LOS) Deficient Roadways as identified in the EIR for the 2010 Monterey County General Plan

cc: Members, Planning Commission (10); Resource Management Agency Director, Carl P. Holm, AICP; Deputy Director of Land Use and Community Development, John Guertin; Acting Chief of Roads & Bridges, Enrique Saavedra; Agricultural Commissioner, Eric Lauritzen; Assessor, Recorder County Clerk, Stephen L. Vagnini; Auditor Controller, Michael J. Miller; Building Services, Daniel Dobrilovic; Cooperative Extension, Maria De La Fuente, PhD.; County Counsel, Wendy Strimling; District Attorney, Dean D. Flippo; Economic Development, David Spaur; Elections, Claudio E. Valenzuela; Emergency Communications, Gerry Malais; Equal Opportunity Office, Irma Ramirez Bough; Health, Elsa M. Jimenez; Information Technology, Eric Chatham; Library, Jayanti Addleman; Natividad Medical Center, Dr. Gary R. Gray; Senior Planner, Craig Spencer; Probation, Marcia Parsons; Jonathan Pascua, Mario Salazar; RMA Finance, Shawne Ellerbee; Sheriff Coroner, Stephen T. Bernal; Social & Employment Services, Elliot C. Robinson; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Planning File REF170011