



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: 17-0902

September 12, 2017

Introduced: 8/28/2017

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Consider:

- a. Receiving a report regarding the Conceptual, Financial, and Management Plan for a regional soccer complex to be located on County-owned land in the general vicinity of Laurel Drive and Constitution Boulevard;
- b. Reviewing and considering the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program approved by the City of Salinas for the regional soccer complex; and
- c. Adopting one resolution i) authorizing the Chair of the Board of Supervisors to execute an Amended and Restated Memorandum of Understanding between the County of Monterey, the City of Salinas, and the Salinas Regional Sports Authority for the development of the regional soccer complex, ii) authorizing the Chair of the Board of Supervisors to execute a Master Lease with the City of Salinas for the same purpose, and iii) authorizing the County Administrative Officer to approve a sub-lease between the City of Salinas and the Salinas Regional Sports Authority upon certification by County Counsel that the terms of the sub-lease are consistent with those of the Amended and Restated Memorandum of Understanding, and the Master Lease.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Receive a report regarding the Conceptual, Financial, and Management Plan for a regional soccer complex to be located on County-owned land in the general vicinity of Laurel Drive and Constitution Boulevard;
- b. Review and consider the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program approved by the City of Salinas for the regional soccer complex; and
- c. Adopt one resolution i) authorizing the Chair of the Board of Supervisors to execute an Amended and Restated Memorandum of Understanding between the County of Monterey, the City of Salinas, and the Salinas Regional Sports Authority for the development of the regional soccer complex, ii) authorizing the Chair of the Board of Supervisors to execute a Master Lease with the City of Salinas for the same purpose, and iii) authorizing the County Administrative Officer to approve a sub-lease between the City of Salinas and the Salinas Regional Sports Authority upon certification by County Counsel that the terms of the sub-lease are consistent with those of the Amended and Restated Memorandum of Understanding, and the Master Lease.

SUMMARY:

In 2010, Monterey County, the City of Salinas, and the Salinas Regional Sports Authority ("Authority") entered into a Memorandum of Understanding ("MOU") whereby the County agreed to lease 42-acres of County land near the intersection of Laurel Drive and Constitution Boulevard to the

City with the intent for the City to lease the land to the Authority that would in turn develop a Salinas Regional Soccer Complex project (“Project”). The general layout of the Project is set forth on Attachment A. Terms of the MOU require the City and County to approve the Conceptual, Management and Financial plans for the Project as conditions precedent to the execution of the Master Lease and development of the Project. The City approved these plans in November of 2014, and, as lead agency for the Project, approved a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; however, the plans were never brought forward for the Board of Supervisors to consider and approve. The City also authorized the execution of a Master Lease and sub-lease with the Authority provided they were consistent with the terms of the MOU. A copy of the City’s approval is enclosed as Attachment B. Lacking County approval of the plans, however, the MOU has lapsed.

On June 13, 2017, the Board received a status report on the Project, and directed that a revised MOU and Master Lease be brought back as soon as reasonably possible for Board consideration. The Board directed that the revised MOU contain provisions providing for County and City representation on the Authority’s Board of Directors and ensuring that the general public will have access to the facilities to the greatest extent possible.

DISCUSSION:

An Amended and Restated MOU is enclosed as Attachment C. It contains a) revised provisions regarding the timing of the Board’s consideration and approval of the Conceptual, Management and Finance Plans, b) a revision to the Master Lease term, extending it from thirty (30) years with a single twenty (20) year extension, as originally approved, to fifty (50) years with two - twenty (20) year extensions, c) requiring that the facilities be available to the general public as much as possible, and d) providing for County and City representation on the Authority’s Board with respect only to issues affecting the Project. An underline/strikeout version of the MOU is enclosed as Attachment D.

A Master Lease is enclosed as Attachment E. Its provisions are consistent with those of the Amended and Restated MOU.

A copy of the updated and revised Management/Finance Plans for the Project is enclosed as Attachment F. A representative of the Authority will make a presentation regarding the Plans.

A draft resolution is enclosed as Attachment G. In addition to authorizing the Chair to execute the Amended and Restated MOU and the Master Lease, the resolution authorizes the CAO to approve a sub-lease between the City and the Authority provided County Counsel certifies, as provided in the MOU, that its terms are consistent with the MOU and the Master Lease.

OTHER AGENCY INVOLVEMENT:

The Resource Management Agency and the County Counsel’ Office prepared this report. The City of Salinas and the Regional Soccer Authority have been consulted with respect to its discussion.

FINANCING:

The County will receive rent of \$1 per year for the property under the Master Lease; there is no negative impact on the County’s General Fund. The County will also receive title for property located

at 101 W. Alisal Street, which is where Public Defender modular is located.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The Project will fill a need to provide safe recreational activity for the regions youth through the provision of new infrastructure on a public/private partnership basis. Participation in these recreational activities will contribute to the overall health of the community.

Mark a check to the related Board of Supervisors Strategic Initiatives

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

Leslie J. Girard Date:
Chief Asst. County Counsel, Ext. 5365

Approved by:

Carl P. Holm Date:
RMA Director, Ext. 5103

Attachments:

- A. Project layout
- B. City of Salinas Approval
- C. Amended and Restated MOU
- D. Underline/strikeout version of the MOU
- E. Master Lease
- F. Management and Finance Plan (rev.)
- G. Draft resolution