



Legislation Details (With Board Report)

File #: 18-097 **Name:** Laurel Yard BMX Referral
Type: General Agenda Item **Status:** Agenda Ready
File created: 1/30/2018 **In control:** Capital Improvement Committee
On agenda: 2/7/2018 **Final action:**

Title: a. Receive a status report on Board Referral No. 2017.20 regarding the use of 855 East Laurel Drive, Salinas for implementation of a BMX Bike Track, new Skate Park, and sidewalk pending the results of the recreational survey information distributed by the City of Salinas Recreation Department
b. Provide input and direction on a recommendation to the Board of Supervisors regarding disposing/leasing County owned land located at 855 East Laurel Drive Salinas, California to the City of Salinas for the purposes of a City built and managed recreational facility.

Sponsors:

Indexes:

Code sections:

Attachments: 1. CIC_Laurel Yard BMX Report_2-7-18, 2. Exhibit A Location Map, 3. Exhibit B Utilities Map

Date	Ver.	Action By	Action	Result
2/7/2018	1	Capital Improvement Committee		

- a. Receive a status report on Board Referral No. 2017.20 regarding the use of 855 East Laurel Drive, Salinas for implementation of a BMX Bike Track, new Skate Park, and sidewalk pending the results of the recreational survey information distributed by the City of Salinas Recreation Department
- b. Provide input and direction on a recommendation to the Board of Supervisors regarding disposing/leasing County owned land located at 855 East Laurel Drive Salinas, California to the City of Salinas for the purposes of a City built and managed recreational facility.

RECOMMENDATION:

It is recommended that the Capital Improvement Committee:

- a. Receive a status report on Board Referral No. 2017.20 regarding the use of 855 East Laurel Drive, Salinas for implementation of a BMX Bike Track, new Skate Park, and sidewalk pending the results of the recreational survey information distributed by the City of Salinas Recreation Department
- b. Provide input and direction on a recommendation to the Board of Supervisors regarding disposing/leasing County owned land located at 855 East Laurel Drive Salinas, California to the City of Salinas for the purposes of a City built and managed recreational facility.

SUMMARY:

Supervisor Alejo submitted a referral regarding a proposal to work on a Lease Agreement with the City of Salinas for the purpose of developing a BMX Bike Track and Skate Park at the Monterey County Public Works Yard, also known as the Laurel Yard, located at 855 E. Laurel Drive, Salinas, California. Request to participate with a City sidewalk project on East Laurel Drive was also referenced in this Referral. Board Referral No. 2017.20 was assigned to the Monterey County Resource Management Agency (RMA).

RMA is performing due diligence to assess what it would take to implement this request. At this time, there is no plan that contemplates use/need of this County land for County services. When staff presented the CIP for FY 2017-18, the Board expressed willingness for the County to consider participating with a project to install sidewalks on County-owned land. However, funding has not been identified for this purpose. If the Board wishes to consider leasing/disposing of a portion of this County owned land, staff believes that the area proposed along Laurel Drive

would be the least impact to possible use for County facilities later.

Staff is seeking input and direction from the Committee regarding a recommendation to the Board of Supervisors regarding disposing/leasing County owned land to the City of Salinas for the purposes of a City built and managed recreational facility as well as County participation in a City sidewalk project.

DISCUSSION:

County staff requested a meeting with the City of Salinas in response to a Board Referral to use County owned lands for City recreation and sidewalks improvement projects. A meeting took place on November 3, 2017, which was attended by the City Public Works Director, City Parks staff, RMA-Parks Planner and RMA-Real Property Specialist.

RMA proposed the idea of investigating the feasibility of leasing a portion of the Laurel Yard to the City for recreational usage, specifically a BMX track and Skate Park. City staff pointed out there is currently an existing BMX Track and Skate Park located about ½ mile east of the Laurel Yard. (See Location Map Exhibit A). Also, County staff was informed that the City was actively soliciting feedback from the community via a recreational survey, to discover what types of recreational uses the residents in the City of Salinas would like city staff to focus on. RMA staff believes the information obtained from this survey would be critical to assessing the feasibility of this site. City staff anticipates they will have results from the recreational survey sometime between May and June of 2018.

County staff anticipated waiting to hear from the City for a follow up meeting; and therefore, planned to provide an update regarding the recreational survey results once the City's survey information becomes available. On January 23, 2018, RMA reported to the Board that we had met with City staff and they were conducting a survey that would assess the need for such a facility. Subsequently, Supervisor Alejo informed County staff that he had conversations with Mayor Gunter who supported moving forward with this project. Therefore, staff is seeking input and direction from the Capital Improvement Committee regarding a recommendation to the Board of Supervisors regarding disposing/leasing County owned land to the City of Salinas for purposes of developing a recreational facility and installing a sidewalk.

Staff finds that the Laurel Yard site, generally, lends itself to future County facility development. However, this site has not been studied for the development of future County of Monterey uses and there are challenges with topography and utilities, especially the area closest to Laurel Drive. The advantages this site has for providing future County services is the proximity to other County of Monterey services, being centrally located within the City of Salinas, and substantial existing infrastructure. (See Utilities Map Exhibit B).

During the meeting that County staff attended on November 3, 2017 hosted by the City of Salinas, City staff indicated they were having a community meeting at the "Bread Box" on Sanborn Road on November 14, 2017 to discuss the sidewalk along Laurel Drive from Constitution Boulevard. to the existing sidewalk on Laurel Drive just north of Sanborn Road. The RMA Real Property Specialist attended the November 14, 2017 meeting. The City has an active project to complete sidewalk and lighting improvements with various alignments. This project appears to be proceeding according to the City's schedule. Construction is expected to start in Spring of 2020 with a projected opening in Spring of 2021. More information regarding this specific project is available on the City's website <https://www.cityofsalinas.org/node/4326/slide/east-laurel-drive-sidewalk-and-natividad-trail-improvement>

Recreational Improvements

When discussing the location of possible recreational uses, County staff recommends the Committee consider possible impact to future County facility development, including selecting areas that are not otherwise feasible for development of other County facilities. Based on an initial assessment of site conditions, the area closest to Laurel Drive would likely be least suitability for future County services. If the Board desires to use part of Laurel Yard site for recreational use by the City of Salinas, and funding is identified, County Staff could further investigate the

feasibility of possible locations for County facilities or recreational use.

Sidewalk Improvements

RMA will continue to collaborate with the City of Salinas to assist as needed as this City sidewalk and lighting project is partially on County land.

OTHER AGENCY INVOLVEMENT:

RMA is collaborating with the City of Salinas on this endeavor.

ENVIRONMENTAL REVIEW:

To be determined based on if a project is identified.

FINANCING:

Staff has made assessments using existing data available. At this time, the County will not incur any costs beyond staff time to assess and report on this referral. The staff time associated with pursuing this referral is covered under the RMA General Fund FY 2017-18 Adopted Budget within Appropriations RMA001 and RMA103. There currently is no funding to perform a detailed site assessment of, or Facility Master Plan for, the Laurel Site.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

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

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

Prepared by: Brett Fulgoni, Real Property Specialist (831) 755-8912
Reviewed by: Shawne Ellerbee, RMA Deputy Director Administrative Services
Approved by: Carl P. Holm, AICP, Director, Resource Management Agency

Dated: January 30, 2018

Attachments:
Exhibit A - Location Map
Exhibit B - Utilities Map