



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #: 19-0328 **Name:** County Lands at Laurel
Type: General Agenda Item **Status:** Scheduled PM
File created: 4/30/2019 **In control:** Board of Supervisors
On agenda: 5/7/2019 **Final action:**
Title: a. Provide direction to staff regarding Board referrals relating to use of County land at 855 East Laurel Drive and 1220 Natividad Road in Salinas for a BMX/Skate Park and Affordable/Veteran housing;
b. Provide direction to staff regarding the Board referral for providing matching funds for the Salinas Regional Soccer Complex.
(Board Referral Nos: 2017.20, 2017.23, 2018.20)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. 14. Completed Board Order

Date	Ver.	Action By	Action	Result
5/7/2019	1	Board of Supervisors	continued	Pass

a. Provide direction to staff regarding Board referrals relating to use of County land at 855 East Laurel Drive and 1220 Natividad Road in Salinas for a BMX/Skate Park and Affordable/Veteran housing;
b. Provide direction to staff regarding the Board referral for providing matching funds for the Salinas Regional Soccer Complex.
(Board Referral Nos: 2017.20, 2017.23, 2018.20)

RECOMMENDATION:

It is recommended that the Board of Supervisors provide direction to staff regarding:

- a. Using County land for transitional housing at 1220 Natividad Road instead of, or in addition to, housing with the shelter at 855 East Laurel Drive;
- b. Using County land for a BMX/skate park, given efforts for a shelter and housing at this site; and
- c. Contributing funds towards the Regional Soccer Complex, or consider the land value and staff time as the County’s contribution.

SUMMARY/DISCUSSION:

Several Board referrals provide ideas for use of County land in and around 855 East Laurel Yard and 1220 Natividad Road in Salinas. Staff is requesting Board direction regarding which of these concepts to pursue and how to prioritize them. The Board direction would not be a final commitment but would assist staff in directing staff time. Following Board direction and further staff work and analysis, staff would return to the Board subsequently for Board action on any proposal.

Monterey County owns lands that are currently undeveloped. Staff has received multiple Board referrals relating to County lands/facilities that are managed by RMA:

- Referral #2017.23: *Partner with non-profit housing developer to create veterans and affordable housing on County land at 855 East Laurel Drive.* An initial report was presented to the Board in October 2018. Staff has been focused on progressing a grant application to develop a homeless shelter at 855 East Laurel Drive. Original plans included consideration of 1220 Natividad Road for a shelter and 855 East

Laurel Drive for housing. This evolved into progress plans for a homeless shelter at 855 East Laurel Drive. The site at 1220 Natividad Road could be used for housing, but in master planning the site at East 855 Laurel Drive, staff finds that housing may be better served at 855 East Laurel Drive where services will be established.

Staff is seeking Board direction whether staff should pursuing using the County-owned property at 1220 Natividad Road for transitional housing instead of, or in addition to, housing with the shelter at 855 East Laurel Drive.

- Referral #2017.20: Lease agreement with City of Salinas for a BMX/Skate Park on County land at East 855 Laurel Drive. County staff contacted City staff who stated that they were preparing a survey, so County staff waited for those results. An update was presented to the Board in January 2018 in which County staff reported that City staff anticipated drafting a Recreation Master Plan in June 2018. That timeframe was delayed, and City staff is still in the process of developing/reviewing internal drafts, then another round of community meetings is planned. In addition, Big Sur Land Trust acquired lands around Carr Lake that they feel are ideal for off-road biking trails using existing topography. Part of the plan includes considering improvements to an existing bike/skate park about ¼ mile from the East Laurel Drive site. City staff has indicated that during outreach efforts a BMX track was not an idea generated by the public, a skate park did receive some interest, but did not rise to a level of priority.

Staff is seeking Board direction on whether to pursue using County land for a BMX/skate park, given efforts for a shelter and housing at this site (Referral #2017.23)

- Referral #2018.20: Salinas Regional Soccer Complex funding via Proposition 68 and cannabis funding. City has requested that the County allocate \$250,000 in matching funds to the Salinas Regional Sports Authority to assist the City in developing the Regional Soccer Complex. Staff is seeking direction whether staff should pursue this avenue further; if yes, staff would return with a proposal for future Board consideration and action.

As relevant background, in April 2018, the County entered into a Master lease with City of Salinas to use 70 acres for a regional soccer complex. The County's land is valued at \$14M, and the lease is for \$1/year. In October 2018, the City entered into a sublease with the Salinas Regional Sports Authority to develop the soccer complex, which is planned in four phases. Phase 1 involved restoring the existing soccer fields located on an additional 34 acres of County land leased to the City in 1994 (separate lease).

Staff has continued to work with the City and the regional group (City's sublease) to progress the soccer complex project. When language relative to Proposition 68 was being developed, County requested language so that the funding could be used for the soccer complex. In addition, County staff offered assistance to the City on applying for Proposition 68 funding. However, County staff has learned that the Regional Soccer Complex currently would not qualify for funding under Proposition 68 because, according to the grant guidelines, the location would not meet the park density/median income requirements; only projects with a ratio less than three (3) acres of parkland per 1,000 residents or a median household income below \$51,026 are eligible.

In July, 2018 City informed the County of their intent to clear encampments along Gabilan Creek, which is located along the eastern portion of the soccer complex property. Since part of the creek is on County lands, County staff indicated a willingness to share costs, which were estimated at \$400,000. City expanded the work to include additional vegetation management. On December 14, 2018, City

sent County an invoice for \$384,088.36, which is the total cost for clearing the creek area. After discussion, City staff agreed to remove \$95,095 from the invoice for added tree removal. However, City expects to be reimbursed for about \$252,993.36. In addition, the City has requested \$250,000 as matching funds for the soccer complex.

Staff is seeking Board direction regarding whether to pursue further County contribution(s) towards this project, or consider the land value and staff time as the County's contribution.

Part of the Board's consideration is if, or to what extent, vacant County lands should be reserved for possible/future County facilities.

OTHER AGENCY INVOLVEMENT:

County staff has been working closely with City staff on all of these matters. City and County staffs meet monthly to review matters that affect both of our agencies.

FINANCIAL ANALYSIS:

Supervisor Alejo requests consideration of the County using cannabis funds to provide \$250,000 as matching funds with the City of Salinas to be used toward the Regional Soccer Complex project. In addition, City expects to be reimbursed for about \$252,993.36 for clean up of Gabilan Creek; however, this cost is not included in the FY18/19 adopted budget. If the Board directs staff to pursue any of these financial actions further, staff would need to work with the Budget Office and return to the Board for final action after consideration by the Budget Committee.

BOARD OF SUPERVISORS STRATEGIC INITIATIVE:

Board initiatives include priorities for providing affordable housing and programs.

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

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