



County of Monterey

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

Board Report

File #: RES 19-062, **Version:** 1

- a. Adopt a Resolution to authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 25-Carmel Valley Golf & Country Club Adopted Budget, Fund 062, Appropriation Unit RMA058, to increase appropriations by \$33,889, financed by Fund 062, Unassigned Fund Balance Account 3101 (4/5th vote required);
- b. Adopt a Resolution to authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 32-Green Valley Acres/Moon Subdivision Adopted Budget, Fund 066, Appropriation Unit RMA062, to increase appropriations by \$49,138, financed by Fund 066, Unassigned Fund Balance, Account 3101 (4/5th vote required);
- c. Adopt a Resolution to authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 45-Oak Hills Open Space Adopted Budget, Fund 075, Appropriation Unit RMA071, to increase appropriations by \$17,362, financed by Fund 075, Unassigned Fund Balance Account 3101 (4/5th vote required); and
- d. Adopt a Resolution to authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 66-Oak Tree Views (formerly known as Las Lomas and Monterra Ranch) Adopted Budget, Fund 087, Appropriation Unit RMA083, to increase appropriations by \$9,535, financed by Fund 087, Unassigned Fund Balance, Account 3101 (4/5th vote required).

RECOMMENDATION:

It is recommended that the Board of Supervisors, acting on behalf of County Service Areas 25, 32, 45, and 66, adopt the following resolutions to:

- a. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 25-Carmel Valley Golf & Country Club Adopted Budget, Fund 062, Appropriation Unit RMA058, to increase appropriations by \$33,889, financed by Fund 062, Unassigned Fund Balance, Account 3101 (4/5th vote required);
- b. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 32-Green Valley Acres/Moon Subdivision Adopted Budget, Fund 066, Appropriation Unit RMA062, to increase appropriations by \$49,138, financed by Fund 066, Unassigned Fund Balance, Account 3101 (4/5th vote required);
- c. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 45-Oak Hills Open Space Adopted Budget, Fund 075, Appropriation Unit RMA071, to increase appropriations by \$17,362, financed by Fund 075, Unassigned Fund Balance, Account 3101 (4/5th vote required); and
- d. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 66-Oak Tree Views (formerly known as Las Lomas and Monterra Ranch) Adopted Budget, Fund 087, Appropriation Unit RMA083, to increase appropriations by \$9,535, financed by Fund 087, Unassigned Fund Balance, Account 3101 (4/5th vote required).

SUMMARY/DISCUSSION:

COUNTY SERVICE AREA 25-CARMEL VALLEY GOLF & COUNTRY CLUB (CSA 25) is located within the Quail Golf Club, formerly known as the Carmel Valley Golf & Country Club. The residential areas of the subdivision are situated at five (5) locations surrounding Quail Golf Course and consist of one hundred sixty (160) homes and forty-two (42) condominium units. The subdivision and golf course were completed in 1965. CSA 25 has many trees throughout the subdivision; some trees have damaged the roads through root intrusion.

Valley Greens Circle, at the west end of CSA 25, has a section of road that has been damaged by the roots of four (4) large cypress trees that were planted on the Quail Lodge property many years ago. These tree roots have buckled the road in numerous locations, and the road requires repair.

Street and Sidewalk Maintenance is an active service for CSA 25. Special Districts staff has initiated a Job Order Contracting (JOC) project with Teichert Construction to repair the thirty-one (31) by one hundred fifty (150) foot road section by grinding down the current road to expose and remove the roots, repair the base rock, and repave with three (3) inches of new asphalt. The estimated project cost is \$50,000.

The requested appropriation adding \$33,889 will provide adequate funding to complete the Valley Greens Circle road repair project.

COUNTY SERVICE AREA 32-GREEN VALLEY ACRES/MOON SUBDIVISION (CSA 32) is a non-contiguous district with three (3) separate subdivisions located along Langley Canyon and Moro roads in Prunedale, California. Fallen Leaf Meadows is the largest subdivision, located off Moro Road, one-quarter mile north of San Miguel Canyon Road. Streetlighting, storm drain maintenance, and surface water disposition are the active services for CSA 32.

On March 12, 2019, RMA-Special Districts was notified by RMA-Public Works crews that an under-road culvert had failed at the intersection of Fallen Leaf and Tanleaf Lanes, and small depressions were forming in the road over the culvert. RMA Special Districts staff met on-site with RMA Public Works staff and determined that the culvert needed to be replaced. RMA-Public Works placed a temporary hot patch over the sinking road section until permanent repairs could be made.

On March 26, 2019, a memo was sent to the Board of Supervisors, CAO Lew Bauman and Assistant CAO Dewayne Woods on behalf of RMA-Special Districts by RMA Director Carl Holm, that outlined the nature of the repair and the necessity to complete the project prior to the Board of Supervisors approving the appropriation increase.

The Job Order Contracting (JOC) process was determined to be the best method to complete the repairs. The work consisted of removing the collapsed 16" CMP culvert, replacing it with approximately sixty (60) feet of 18" HDPE SD pipe, and repairing the damaged road section. JOC Contractor Teichert Construction completed the project on April 3, 2019. The total project cost was \$57,097.

As this project was not anticipated, funding was not included in the FY 2018-19 Adopted Budget; therefore, an appropriation from the Unassigned Fund Balance for CSA 32 is necessary. The requested appropriation adding \$49,138 would provide adequate funding for the completed Fallen Leaf Lane culvert repair.

COUNTY SERVICE AREA 45-OAK HILLS OPEN SPACE (CSA 45 Open Space) surrounds the Oak Hills Subdivision, which is located within a native oak woodland. Open space wildfire fuel clearing is done each year to reduce the risk of wildfire. Since 2017, RMA-Special Districts has utilized goat grazing as part of an annual vegetation management program. Due to higher than average precipitation, vegetation growth in the open space areas has been rampant and occurred earlier than in typical years. Given these conditions and requests from the community, RMA-Special Districts is recommending that the goat grazing take place in June 2019, rather than waiting for Fiscal Year (FY) 2019-20 to begin. The requested added appropriation of \$17,362, is needed to fund this goat grazing project in June 2019 for CSA 45 Open Space annual vegetation management.

COUNTY SERVICE AREA 66-OAK TREE VIEWS [formerly known as Las Lomas and Monterra Ranch] (CSA 66) is the inclusionary housing for the Monterra Ranch located off Olmstead Road at the base of Jacks' Peak and consists of forty-two (42) homes surrounded by oak woodland open space. Active services for the district include streetlighting, street and sidewalk maintenance, storm drain maintenance, surface water disposition, and parks and recreation.

RMA-Special Districts staff is currently conducting an assessment increase and has invested significant time in community outreach meetings and preparing for the associated public protest hearing scheduled for June 25, 2019. Fiscal sustainability could stabilize with an increase in the annual assessments. Higher than anticipated staff charges necessitate the need for an appropriation increase to complete annual open space maintenance and continue work related to the assessment increase.

The requested added appropriation of \$9,535, will fund the staff charges needed to complete the assessment increase and annual open space maintenance for CSA 66.

OTHER AGENCY INVOLVEMENT:

On May 30, 2019, the Monterey County Budget Committee supported the four requested appropriation increases.

FINANCING:

COUNTY SERVICE AREA 25-CARMEL VALLEY GOLF & COUNTRY CLUB

The recommended action will increase the FY 2018-19 Adopted Budget appropriations in Fund 062, Appropriation Unit RMA058, by \$33,889, financed by Fund 062, Unassigned Fund Balance, Account 3101 (4/5th vote required).

The FY 2018-19 beginning fund balance for CSA 25-Carmel Valley Golf & Country Club, Fund 062, is \$109,285. The recommended action will reduce the fund balance by \$33,889, bringing the balance down to \$75,396. The estimated fund balance at the end of the FY 2018-19 is \$80,299, due to revenues exceeding expenditures.

COUNTY SERVICE AREA 32-GREEN VALLEY ACRES/MOON SUBDIVISION (CSA 32)

The recommended action will increase the FY 2018-19 Adopted Budget appropriations in Fund 066, Appropriation Unit RMA062, by \$49,138, financed by Fund 066, Unassigned Fund Balance, Account 3101 (4/5th vote required).

The FY 2018-19 beginning fund balance for CSA 32-Green Valley Acres/Moon Subdivision, Fund 066, is \$89,419. The recommended action will reduce fund balance by \$49,138, reducing the balance to \$40,281. The fund balance at the end of the FY 2018-19 fiscal year is estimated to be \$32,568 due to expenditures exceeding revenues.

COUNTY SERVICE AREA 45-OAK HILLS OPEN SPACE (CSA 45 Open Space)

The recommended action will increase the FY 2018-19 Adopted Budget appropriations in Fund 075, Appropriation Unit RMA071, by \$17,362, financed by Fund 075, Unassigned Fund Balance, Account 3101 (4/5th vote required).

The FY 2018-19 beginning fund balance for CSA 45 Oak Hills Open Space, Fund 075, is \$87,297. The recommended action will reduce the fund balance by \$17,362, reducing the balance to \$69,935. The fund

balance at the end of the FY 2018-19 is estimated to be \$47,015 due to expenditures exceeding revenues.

COUNTY SERVICE AREA 66-OAK TREE VIEWS (CSA 66)

The recommended action will increase the FY 2018-19 Adopted Budget appropriations in Fund 087, Appropriation Unit RMA083, by \$9,535, financed by Fund 087, Unassigned Fund Balance, Account 3101 (4/5th vote required).

The FY 2018-19 beginning fund balance for CSA 66, Fund 087, is \$9,603. The recommended action will reduce the fund balance by \$9,535, reducing the balance to \$68. The fund balance at the end of FY 2018-19 is estimated to be \$5,624 due to revenues exceeding expenditures.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The requested budget appropriations for CSA 25-Carmel Valley Golf & Country Club and CSA 32-Green Valley Acres/Moon Subdivision adhere to several Monterey County Board of Supervisors Strategic Initiatives. Public safety is enhanced by the timely repairs of County infrastructure to maintain the roadway at serviceable levels for vehicular transportation and pedestrian use.

The requested budget appropriations for CSA 45-Oak Hills Open Space and CSA 66-Oak Tree Views adhere to several Monterey County Board of Supervisors Strategic Initiatives. Public safety is increased by creating protective firebreaks through active vegetation management. In CSA 45, by utilizing goats rather than mowers, public health is improved by not introducing air pollution generated by machinery. In both CSAs, public health is potentially enhanced by the clearing of vegetation, by facilitating greater community access to walking in the cleared areas.

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

Prepared by: Bryan Flores, RMA Special Districts Management Analyst II (831) 796-6425

Reviewed by: Melanie Beretti, RMA Services Manager (831) 755-5285

Approved by: Shawne Ellerbee, RMA Deputy Director of Administrative Services

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

Attachments:

Attachment A-CSA 25 Carmel Valley Golf & Country Club FY 2018-19 Budget

Attachment B-CSA 25 Carmel Valley Golf & Country Club Location Map

Attachment C-CSA 32 Green Valley Acres/Moon Subdivision RMA Memo to Board of Supervisors, March 26, 2019

Attachment D-CSA 32 Green Valley Acres/Moon Subdivision FY 2018-19 Budget

Attachment E-CSA 32 Green Valley Acres/Moon Subdivision Location Map

Attachment F-CSA 45 Oak Hills Open Space FY 2018-19 Budget

Attachment G-CSA 45 Oak Hills Open Space Location Map
Attachment H-CSA 66 Oak Tree Views FY 2018-19 Budget
Attachment I-CSA 66 Oak Tree Views Location Map
Attachment J-CSA 25 Carmel Valley Golf & Country Club Resolution
Attachment K-CSA 32 Green Valley Acres/Moon Subdivision Resolution
Attachment L-CSA 45 Oak Hills Open Space Resolution
Attachment M-CSA 66 Oak Tree Views Resolution
(Attachments on file with the Clerk of the Board)