



County of Monterey

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

Board Report

File #: PAR 23-023, **Version:** 1

Receive a preliminary analysis report in response to **Board Referral No. 2023.13** seeking a Laurel Yard Master Plan

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Receive a preliminary analysis report in response to **Board Referral No. 2023.13** and:
- b. Direct that staff proceed with completion of referral based on description in this report; or,
- c. Direct that staff:
 - i. Proceed with completion of referral based on modifications by the Board; or,
 - ii. Return to Board with a more comprehensive analysis of referral and anticipated effort for completion; or,
 - iii. Rescind referral.
- d. Provide further direction, as appropriate.

PRELIMINARY ANALYSIS:

Background:

On July 11, 2023, the Board added Supervisor Church's Referral No. 2023.13 to the County Board of Supervisors' referral matrix. The referral is seeking to analyze the current and proposed uses of the County owned properties at and around the Laurel Yard in Salinas and engage in a master plan to ensure compatible development consistent with County operations and community objectives.

Proposed Project Description:

Supervisor Church submitted Board Referral No. 2023.13 entitled "Laurel Yard Master Plan." The Laurel Corporation Yard (Laurel Yard) is approximately 16.25 acres of development on an 86.5-acre parcel that is being analyzed for affordable housing and recreational features. The following is a summary of current and proposed uses:

- Referral 2023.03 Affordable Senior Housing ~10 acres
- Referral 2017.20 Skate and Bike Park ~1.25 Acres
- Salinas/County MOU Multifamily Housing ~5.0 acres
- Salinas/County MOU SHARE Center ~2.0 acres
- Referral 2023.08 Salinas Regional Soccer Complex grant opportunity ~50.25 acres
- Currently non-designated development ~2.5 acres

Current operations at Laurel Yard include Fleet Maintenance Services, a County-vehicle fuel depot, storage for Sheriff's abandoned vehicle abatement, Public Works Maintenance (Maintenance Administration, Bridge Maintenance and Litter, Traffic Maintenance and Sign Shop, Monterey Yard, and Public Works Department Operations Center [DOC]), Facilities and Grounds Maintenance, Water Resources Maintenance, ITD Radio shop and the Probation Silver Star program. To ensure compatible development and best utilize the limited undeveloped property at and around Laurel Yard, the request is for staff to engage in a Master Plan to determine options, including if Laurel Yard should be relocated to an alternative site within Salinas and potential development opportunities in place of Laurel Yard.

The referral involves completion of the following tasks:

- Prepare a Board Report of staff’s findings and recommendations to present to the Board for consideration. Include an analysis of the current uses at Laurel Yard, the consultants needed to prepare a master plan and a preliminary budget with staff time to implement the site analysis with proposed uses and alternative sites for Laurel Yard.
- Cost analysis of relocating the Laurel Yard.
- Determine compatible and competitive development opportunities including affordable housing, public transportation, trails and traffic mitigation.
- Develop a Capital Improvement Project sheet to implement the Board’s recommended option.

Estimated Project Cost:

Costs are not fully determined at this time, but will consist of staff time, and on-call consultant time. Time impacts associated with this request may include staff time from the Department of Public Works, Facilities and Parks (PWFP), the Office of the County Counsel and the Department of Housing and Community Development (HCD).

Staffing Level Estimate:

Staffing level estimates are undetermined at this time. Time impacts associated with this request may include staff time from PWFP, HCD, and the Office of the County Counsel.

Departmental Challenges:

The Laurel Yard master plan is not included in the FY 23/24 work plan identified by the Board of Supervisors as priority projects there were funded for staff to implement within this fiscal year. The scope of the project may require significant staff time. Identification of a funding source could be a challenge. PWFP does not foresee any other immediate challenges at this time that would impede its ability to complete a response to this referral by the proposed response date referenced below.

Proposed Response Date:

Staff proposes to return to the Board prior to March 31, 2024

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action supports the Board of Supervisors’ Strategic Initiatives for Economic Development and Infrastructure by promoting opportunity for affordable housing and access to facilities that will enhance services to improve the quality of life for County residents.

X Economic Development

Administration
 Health & Human Services
 Infrastructure
 Public Safety

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Reviewed by: Tom Bonigut, PE, Assistant Director of Public Works, Facilities and Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

Attachments:

Attachment A - Board Referral No.: 2023.13