



County of Monterey

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

Board Report

File #: PAR 23-012, **Version:** 1

- a. Receive preliminary analysis on Board Referral 2023.08 (Alejo) - Salinas Regional Soccer Complex Grant Opportunities to assist in the Land and Water Conservation Fund grant application for a Salinas Regional Soccer Complex Expansion Project that requires the County to be lead applicant as the real property owner, and
- b. Consider and provide direction to **either**: a. Complete referral based on grant requirements, anticipated time, and cost for completion, which would require a resolution in accordance with grant terms and if awarded to be adopted as a funded project in the FY 2022-23 Five Year Capital Improvement Plan, estimated amount of \$8 million and include a conservation easement to ensure the 16.1-acre site remains accessible for public recreational use in perpetuity; OR b. Complete referral by postponing the grant application until the next round and work with the City of Salinas to Quitclaim or Grant Deed 16.1 acres (valued at \$14 million) of the 84-acre parcel that is leased to the city, requiring the parcel to be subdivided, surveyed, filed and conveyed to the City; OR, c. Rescind or modify referral.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

1. Receive preliminary analysis on Board Referral 2023.08 - Salinas Regional Soccer Complex Grant Opportunities to assist in the Land and Water Conservation Fund grant application for a Salinas Regional Soccer Complex Expansion Project that requires the County of Monterey to be lead applicant as the real property owner, and;
2. Consider and provide direction to **either**:
 - a. Complete referral based on grant requirements, anticipated time, and cost for completion, which would require a resolution in accordance with grant terms and if awarded to be adopted as a funded project in the FY 2022-23 Five Year Capital Improvement Plan, estimated amount of \$8 million and include a conservation easement to ensure the 16.1-acre site remains accessible for public recreational use in perpetuity; OR
 - b. Complete referral by postponing the grant application until the next round and work with the City of Salinas to Quitclaim or Grant Deed 16.1 acres (valued at \$14 million) of the 84-acre parcel that is leased to the city, requiring the parcel to be subdivided, surveyed, filed and conveyed to the City; OR,
 - c. Rescind or modify referral.

SUMMARY/DISCUSSION:

Background

On April 18, 2023, Board Referral 2023.08 (Alejo) - Salinas Regional Soccer Complex Grant Opportunities was issued seeking to work with the City of Salinas to pursue a Land and Water Conservation Fund grant due June 1, 2023 and the Outdoor Recreation Legacy Partnership Program grant due in Fall 2023, both administered by State Parks.

The Salinas Regional Soccer Complex (Complex) was developed by the Salinas Regional Sports Authority (Authority), a non-profit organization which promotes healthy lifestyles, encourages positive youth development, and provides family-friendly outdoor activities. The Proposed Expansion Project (Project) includes the following amenities:

- a. Seven new regulation-sized grass soccer fields and a sand field with four smaller sand soccer courts and

- six sand volleyball courts,
- b. Environmental and biological improvements designed to protect the adjacent riparian habitat, and
- c. Children's play area, accessible perimeter walking / jogging path with outdoor fitness stations and shaded benches, a restroom building, pathways, landscape, and bioretention areas.

The County leases the project site to the City of Salinas (City). The City sub-leases to the Authority to meet the purpose and intent of the County/Salinas/Authority Memorandum of Understanding (MOU).

The Land and Water Conservation Fund (LWCF), administered by the California Department of Parks and Recreation, provides grant funding for the acquisition or development of land to create new or improved outdoor recreation opportunities for health and wellness of Californians through an annual competitive application process. Eligible local agencies include Cities and Counties, and the applicant must be the real property owner of the Project site which requires, the County, as real property owner of parcel 003-851-043 to submit the grant application. If grant funds are awarded, the County would also be responsible for oversight and compliance with grant provisions, construction procurement, construction management, post-completion park stewardship requirements, and a conservation easement must be recorded on the Project site to ensure the Project remains available to the public recreational use in perpetuity. The LWCF has been an annual competitive grant opportunity for the past three years with a minimum 50% match requirement. The Authority estimates the Project costs around \$8.0 million, requiring a \$4.0 million grant match, although final project scope and budget are still in development. The LWCF is a reimbursement only program and applicants will be reimbursed for eligible project costs at a set rate of reimbursement (not to exceed 50%).

The proposed project is estimated at \$8.0 million, of which \$4.0 million would be sought in LWCF grant funding. The Project includes expanding several recreational amenities over 16.1 acres (Attachment A - Site Plan).

Staff requests the Board consider the following options and provide direction to:

OPTION 1 - Estimated staff costs of \$30,000. If awarded, total staff costs of \$435,000. Complete referral based on grant requirements, anticipated time, and cost for completion, which would require a resolution (Attachment B) in accordance with grant terms and if awarded to be adopted as a funded project in the FY 2022-23 Five Year Capital Improvement Plan, estimated amount of \$8 million and include a conservation easement to ensure the 16.1-acre site remains accessible for public recreational use in perpetuity; OR

OPTION 2 - Estimated staff costs of \$25,000. Complete referral by postponing the grant application until the next round and work with the City of Salinas to Quitclaim or Grant Deed 16.1 acres (valued at \$14 million) of the 84-acre parcel that is leased to the city, requiring the parcel to be subdivided, surveyed, filed and conveyed to the City; OR,

OPTION 3 - Rescind or modify referral

OTHER AGENCY/STAKEHOLDER INVOLVEMENT:

Public Works, Facilities and Parks (PWFP) consulted with the County Administrative Office, Salinas Regional Sports Authority, and the Office of the County Counsel. County staff participates in monthly coordination meetings with the City of Salinas. The Resolution language is prescribed by the California Department of Parks and Recreation.

FINANCING:

If the Board approves option one, the Project would be added into the approved FY 2022-23 to 2026-27 CIP as a priority unfunded project, the estimated staff cost is \$30,000 for FYs 2022-23 and 2023-24 to complete the lease and related MOU amendments. Staff will go to the Budget Committee to seek support for staff costs from General Fund Contingencies. The Board shall provide direction on an appropriate funding source to cash-flow the estimated \$8 million.

If the Board approves option two, the grant application would be postponed until the next round and staff will work with the City of Salinas to Quitclaim or Grant Deed 16.1 acres (valued at \$14 million) of the 84-acre parcel that is leased to the city, requiring the parcel to be subdivided, surveyed, filed and conveyed to the city. The estimated staff cost to complete the related documentation is estimated at \$25,000 for FYs 2022-23 and 2023-24.

BOARD OF SUPERVISORS STRATEGIC INITIATIVE:

The Salinas Regional Sports Complex promotes health and improved quality of life by supporting development of programs to promote access to equitable opportunities for healthy choices and healthy environments in collaboration with communities.

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

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

Approved by: Randell Ishii, MS, PE, TE, PTOE

Director of Public Works, Facilities and Parks

Sonia M. De La Rosa, County Administrative Officer

The following attachments are on file with the Clerk of the Board:

Attachment A - Soccer Complex Grant Expansion Project Site Plan

Attachment B - Draft Resolution

Attachment C - Board Referral #2023.08 Salinas Regional Soccer Complex