



County of Monterey

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

Board Report

File #: 21-568, Version: 1

- a. Receive a presentation and consider the Salinas Downtown Preliminary Parking Structure Funding and Financing Analysis;
- b. Consider authorizing the County Administrative Officer or designee to execute a license agreement with the City of Salinas for County employee parking at the Salinas City Hall parking lot and along Lincoln Avenue; and
- c. Provide direction to staff.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Receive a presentation and consider the Salinas Downtown Preliminary Parking Structure Funding and Financing Analysis;
- b. Consider authorizing the County Administrative Officer or designee to execute a license agreement with the City of Salinas for County employee parking at the Salinas City Hall parking lot and along Lincoln Avenue; and
- c. Provide direction to staff.

SUMMARY/DISCUSSION:

The County and the City of Salinas (City) are collaborating to plan for parking in and around the County Administrative Building at 168 W. Alisal. The County had previously planned to create additional temporary employee surface parking in the vacant lot at the southwest corner of Gabilan and Church Streets (Project 8419); however, the City is now interested in developing a parking structure to serve the needs of the County and the City at that location.

At the February 2, 2021 County Board of Supervisors meeting, staff presented a report on the Church and Gabilan Streets proposed temporary parking project. At that meeting the Board of Supervisors requested that the City prepare an analysis for the financial feasibility and funding options for the proposed parking structures. The City has completed its analysis and representatives from the City and their consultant team at Kosmont & Associates will present findings from the Study (Attachment A). As the Study was received by staff on June 15, 2021, staff has not completed its review and will return to the Board at a later date with analysis and recommendations, pending direction from the Board.

To address the County's immediate needs for additional employee parking, but to preserve the ability to develop a parking structure, the City has offered to make available 52 parking spaces at the City Hall parking lot, located at the corner of Church and Howard Streets, and 33 spaces along Lincoln Avenue in front of City Hall and the former Salinas Police Department headquarters. A draft License Agreement (Attachment B) with the City has been prepared. The County would pay a license fee of \$1 per space for a two-year term, which may be terminated by either party upon 60-day notice. If approved, the Licensing Agreement would cost \$85 per year for a total of \$170 over the two-year agreement term.

The parking spaces offered by the City would provide a route of travel for County employees utilizing those spaces as an alternative to crossing from the lot on the south side of West Alisal Street.

Staff recommends that the Board authorize the County Administrative Officer or designee to execute the license agreement allowing the temporary County employee parking. Staff also recommends that the Board consider the parking structure feasibility analysis and provide direction to staff to continue working with the City, in coordination with the Board's Ad Hoc Committee, to further evaluate and determine the feasibility of a future parking structure in downtown Salinas that may serve the long-term parking needs of the County.

OTHER AGENCY INVOLVEMENT:

The proposed parking structure would be a joint project with County Public Works, Facilities & Parks Department (PWFP) and the City to implement the Downtown Salinas Vibrancy Plan. On June 22, 2021, PWFP is bringing forward the County's Capital Improvement Program (CIP) for the Board's consideration, which includes funding for Project 8419 - Development of County Property - Church and Gabilan Streets.

Due to late submission of this Board Report, the CAO Budget and Analysis Division was not provided adequate time to fully review for potential fiscal, organizational, policy, or other implications to the County of Monterey.

The Board of Supervisors' Ad Hoc Committee, established to coordinate with the City of Salinas on downtown and other matters, met jointly with the City's Ad Hoc Committee on June 10, 2021 to discuss downtown parking needs. The Ad Hoc Committees will convene another joint meeting on Friday June 18, 2021 to review and discuss the City's parking structure analysis.

FINANCING:

Staff time to develop this report is funded as part of the Fiscal Year 2020-21 Adopted Budget for General Fund, Land Use-Community Services Appropriation Unit RMA110, Unit 8528. The annual license fee of \$85 will be paid from the General Fund, PWFP Facility Services Unit 8552, Appropriation Unit PFP054 budget in FY 2021-22. ENVIRONMENTAL

REVIEW:

The approval of the License Agreement is not a project for purposes of CEQA.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Considering the financial feasibility of a shared parking structure and approving a license agreement with the City supports the Board of Supervisors' Strategic Initiative for Infrastructure through the coordination of resources and public services between the City and the County. The actions also promote the Board of Supervisors' Strategic Initiative for public safety by providing a safer route to travel between the parking lot and County Government Center for County employees.

Economic Development

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

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Approved by: Erik V. Lundquist, AICP, Director

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

Attachment A - Salinas Downtown Preliminary Parking Structure Funding and Financing Analysis Presentation
Attachment B - Draft License Agreement