



## Board Report

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**File #:** PC 16-025, **Version:** 1

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### REF160032 - GENERAL PLAN CONSISTENCY DETERMINATION FOR THE COUNTY OF MONTEREY CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2016/2017

Receive, review and report to the Board of Supervisors regarding conformity of major public improvement projects for Fiscal Year (FY) 2016/2017 (Attachment 1 to Exhibit A) with the 2010 General Plan or the Local Coastal Program and 1982 General Plan, as applicable.

Proposed CEQA Action: Not a project per CEQA Section 21065

#### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution reporting to the Board of Supervisors regarding the conformity of major public improvement projects for Fiscal Year (FY) 2016/2017 (Attachment 1 to Exhibit A) with the 2010 General Plan or the Local Coastal Program and 1982 General Plan, as applicable.

#### SUMMARY:

At the June 8, 2016 Monterey County Planning Commission hearing, RMA staff presented the annual Capital Improvement Program (CIP), a five year compilation of projects submitted by County departments, which includes such projects as new facility construction, minor and major infrastructure maintenance, road and bridge construction and maintenance, major equipment purchase and installation, and software purchase and installation. Government Code Section 65401 requires the County's CIP be submitted to the Planning Commission (PC) for review and report to the Board of Supervisors on the conformity with the adopted general plan. Following staff's presentation, the Planning Commission continued the item to July 13, 2016 in order for staff to address four items.

The following are these items and how staff has addressed them:

1. Planning Commission Request: Provide a legible County of Monterey Capital Improvement Program FY 2016/2017 matrix (Attachment 1 to Exhibit A).

*Staff's Response: Attached is an 11x17 copy of the Capital Improvement Program FY 2016/2017 matrix (Attachment 1 to Exhibit A). The matrix has been revised by deleting several ancillary columns, in order to make the matrix less dense and more legible. The information contained in the deleted columns is now available in Exhibit B (Link to Draft County of Monterey Capital Improvement Program Five-Year Plan 2016/17 through 2020/21). See "Explanation of Exhibits" section under "Discussion".*

2. Planning Commission Request: Provide information on how the CIP addresses road segments that the General Plan identifies as deficient and what improvements, if any, have been completed

or are proposed.

*Staff's Response: Attached as Exhibit C is a list titled "Level of Service (LOS) Deficient Roadways as identified in the Environmental Impact Report (EIR) prepared for the Monterey County 2010 County General Plan". This list identifies deficient roadway segments operating at a LOS "E" or "F" and has a column for those segments that are addressed in the Five-Year CIP FY 16/17 through FY 2020/21. See "Explanation of Exhibits" section under "Discussion".*

3. Planning Commission Request: Provide information on the specific project's funding source.

*Staff's Response: Attached as Exhibit B is the "Link to Draft County of Monterey Capital Improvement Program Five-Year Plan 2016/17 through 2020/21." This document was also distributed, in CD form, to the Planning Commissioners by Memorandum dated July 7, 2016. See "Explanation of Exhibits" section under "Discussion".*

4. Provide a percentage of completion status for each project.

*Staff's Response: Instead of a percentage status column, staff has attached Exhibit B which is the "Link to Draft County of Monterey Capital Improvement Program Five-Year Plan 2016/17 through 2020/21." This document identifies individual projects with estimated completion dates, funding source, and if the project is partially or fully funded. See "Explanation of Exhibits" section under "Discussion".*

#### DISCUSSION:

Chapter 5.0 - Public Services Element, specifically Policy PS 1.2 of the Monterey County 2010 General Plan directs staff to develop a Capital Improvement and Financing Plan. Staff has reviewed the General Plan direction to prepare a Capital Improvement and Financing Plan (CIFP) and found that the Capital Improvement Projects (Attachment 1 of Exhibit A) are consistent with the General Plan Policy direction to provide Adequate Public Facilities and Services (PS 1.1) and to meet current needs and demands. The Resource Management Agency is currently working on the CIFP, as required by the General Plan, which will identify infrastructure and service needs based on the development contemplated in the General Plan and establish a financing program to ensure needed infrastructure and services are provided as Community Areas and Rural Centers are developed over the 20 year life of the General Plan. The General Plan requires preparation of a CIFP within 18 months of adoption of the County Traffic Impact Fee Program (Policy C 1.2). The County Traffic Impact Fee Program has not yet been adopted.

Staff has reviewed the list of County projects in the FY 2016/2017 to FY 2020/2021 CIP and has developed a subset of the major proposed public works projects for consideration by the Planning Commission as to conformity with the 2010 Monterey County General Plan. (See Attachment 1 to Exhibit A) Some projects on the County's CIP, such as equipment and software purchases are not the type of major public works requiring Planning Commission review and are not included in the attached list. A brief description of the General Plan Goals and policies, as applicable to each County project, is included in the General Plan Consistency column of Attachment 1 to the attached

Resolution (Exhibit A). In general, project consistency falls within the four basic categories below.

1. Upgrades or additions to existing government services within Public and Quasi Public facilities consistent with the 2010 General Plan.
2. New projects and additions to existing facilities that require permits and environmental review that ensures compliance with goals and policies of the General Plan and/or Local Coastal Program.
3. Projects that have already been reviewed in previous environmental documents and/or have required County permits where there was a determination that the project or program was consistent with the applicable General Plan or Local Coastal Program.
4. Not Applicable because the County General Plan is not applicable to projects located within city limits.

Attachment 1 to the Resolution (Exhibit A) includes columns for project name, department, type, description, justification, a page reference to the individual's project information in "Draft County of Monterey Capital Improvement Program Five-Year Plan 2016/17 through 2020/21" (Exhibit B), general plan consistency, geographic area and green building applicability.

#### Explanation of Exhibits:

As discussed earlier, on June 8, 2016 the Planning Commission continued this item requesting additional information. Staff has provided Exhibits A through C which gives thorough information on the subject item. The information found in these exhibits and how to cross-reference the information is documented below:

Attachment 1 to Exhibit A- County of Monterey Capital Improvement Program FY 2016/2017 (matrix): This matrix has a total of 61 projects identified individually by name, department, type (i.e. bridge, building, etc), how it is consistent with the general plan and contains a column cross-referencing the page number for the specific project in the Draft County of Monterey Capital Improvement Program Five-Year Plan 2016/17 through 2020/21 (Exhibit B).

Exhibit B - Link to Draft County of Monterey Capital Improvement Program Five-Year Plan 2016/17 through 2020/21: Staff has incorporated a link to this document which contains the following chapters (in the following order):

- Executive Summary, pp. i.-xli.
- 5-Year Capital Improvement Plan Summary, pp. 1-6. This chapter gives at-a- glance information of all County projects in alphabetical order.
- Fully Funded Capital Projects, pp. 7-12. This chapter retrieves only those fully funded projects from the 5-Year Capital Improvement Summary chapter.
- Partially Funded Capital Projects, p. 13. This chapter retrieves only those partially funded projects from the 5-Year Capital Improvement Summary chapter.

- Capital Projects Sheets, pp. 14-121. This chapter provides information by project and in alphabetical order by department. For example, in page 14 it describes the Agricultural Commissioner Facilities Development and the description of the project, estimated completion date, funding source, cost and budget impacts if any.
- Future Needs List of Partially and Unfunded Capital Projects, pp.122-126
- Future Needs Capital Project Sheets, pp. 127-214
- Glossary of Funding Sources, pp. 215-217

Exhibit C- List of Level of Service (LOS) Deficient Roadways as identified in the EIR for the 2010 Monterey County General Plan: Exhibit C has been incorporated as staff's response to the Planning Commission request for information on documented deficient road segments, as identified in the 2010 General Plan EIR, and a cross reference of projects in the Capital Improvement Program that address the deficiencies. The list identifies the roadways currently being address in the CIP. The proposed CIP for FY 16/17 identifies three projects, if implemented, that will improve the following deficient road segments to achieve an acceptable level of service per goal C-1 of the 2010 General Plan. These items are contained in the following line items in Attachment 1 to Exhibit A:

1. Line Item 20: Davis Road Bridge Replacement and Road Widening Project;
2. Line Item 57: State Highway 68 at Corral De Tierra Intersection Improvement Projects; and
3. Line Item 58: Highway 1 Climbing Lane between Rio Road and Carmel Valley Road.

These items address General Plan Goal C-1 Achieve an Acceptable Level of Service by 2030, specifically Policy C-1.1. The items not addressed in Exhibit C have not fully funded.

Additional information on the Capital Improvement Program FY 2016/2017 list:

Line item no. 19 in Attachment 1 to Exhibit A has also been incorporated to the list following the Board of Supervisor's recent approval of a budget augmentation. This project is the County Road Rehabilitation/Overlay project which would rehabilitate or overlay the following roads-

- Carpenter Street from Hwy 1 to Via Mar Monte
- Inter Garrison Road from Schoonover Road to the East Garrison Development
- Jolon Road from Hwy 101 to Pine Canyon Road
- Pajaro Street in Castroville from Merritt Street (Hwy 183) to Geil Street
- Blanco Road from Davis Road to Reservation Road
- Gloria, Iverson, & Johnson Cyn roads (Gonzales area)
- Fort Romie Rd from River Rd to Arroyo Seco Rd (Soledad area)
- Arroyo Seco Road from Paraiso Springs Road to Hwy 101 (Soledad area)
- Jolon Road, one mile North of Oasis Road to one mile South of Oasis Rd (King City area)

#### OTHER AGENCY INVOLVEMENT:

The following agencies and departments reviewed this program:

Resource Management Agency (RMA)

County Administrative Office (CAO)

FINANCING:

The CIP is funded with a wide variety of funding sources including: state, federal, local grants, Gas Tax, Transient Occupancy Tax, Enterprise Funds, Certificates of Participation and General Funds.

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Approved by:       Carl P. Holm, AICP, Resource Management Agency (RMA) Director

Attachments:

Exhibit A   Draft Planning Commission Resolution

- Attachment 1 County of Monterey Capital Improvement Program FY 2016/2017

Exhibit B   Link to Draft County of Monterey Capital Improvement Program Five-Year Plan  
2016/17 through 2020/21: <http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/public-works/current-projects>

Exhibit C   List of Level of Service (LOS) Deficient Roadways as identified  
                  in the EIR for the 2010 Monterey County General Plan

cc: Planning Commission Members (10); Resource Management Agency Director, Carl P. Holm, AICP; Acting Deputy Director of the RMA, John Guertin; Interim RMA Director of Public Works, Benny J. Young; Assistant RMA Director of Public Works, Enrique Saavedra; Agricultural Commissioner, Eric Lauritzen; Assessor, Recorder County Clerk, Stephen L. Vagnini; Auditor Controller, Michael J. Miller; Building Services, Daniel Dobrilovic; Cooperative Extension, Maria De La Fuente, PhD.; County Counsel, Wendy Strimling; District Attorney, Dean D. Flippo; Economic Development, David Spaur; Elections, Claudio E. Valenzuela; Emergency Communications, William Harry; Equal Opportunity Office, Irma Ramirez Bough; Health, Elsa M. Jimenez; Information Technology, Dianah L. Neff; Library, Jayanti Addleman; Natividad Medical Center, Dr. Gary R. Gray; Parks, Mark Mariscal; Associate Planner, Craig Spencer; Administrative Assistant, Jacquelyn Nickerson; Probation, Marcia Parsons; Public Defender, James Egar; Ogarita Carranza, Jonathan Pascua, Mario Salazar;; RMA Finance, Shawne Ellerbee; Sheriff Coroner ,Stephen T. Bernal; Social & Employment Services, Elliot C. Robinson; Planning File REF160032