



County of Monterey

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

Board Report

File #: BC 19-044, **Version:** 1

Support that the Board of Supervisors:

- a. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 25 - Carmel Valley Golf and 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);
- b. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 32 - Green Valley Acres and 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);
- 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); 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).

RECOMMENDATION:

It is recommended that the Budget Committee support that the Board of Supervisors:

- a. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 25 - Carmel Valley Golf and 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);
- b. Authorize and direct the Auditor-Controller to amend the FY 2018-19 County Service Area 32 - Green Valley Acres and 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);
- 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); 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).

SUMMARY/DISCUSSION:

COUNTY SERVICE AREA 25 - CARMEL VALLEY GOLF AND COUNTRY CLUB is located within Quail Golf Club, formerly known as the Carmel Valley Golf and 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; however, some of the planted and native 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 Quail Lodge property many years ago. Their roots have buckled the road in numerous locations, and the road needs to be repaired in order to prevent a hazardous situation.

Street and sidewalk maintenance is an active service for CSA 25. RMA Special Districts staff 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 then remove the roots, repair the baserock, and repave with three (3) inches of new asphalt. The project will cost approximately \$50,000.

The requested appropriation of \$33,889 is needed to fund the complete Valley Greens Circle road repair project in CSA 25.

COUNTY SERVICE AREA 32 - GREEN VALLEY ACRES AND MOON SUBDIVISION is a non-contiguous district with three (3) separate subdivisions located along Langley Canyon Road and Moro Road in Prunedale, CA. 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, and small depressions were forming in the road over the top of the line. RMA Special Districts staff met with RMA Public Works staff and determined that the culvert needed to be replaced. The culvert is located at the intersection of Fallen Leaf Lane and Tanleaf Lane. RMA Public Works placed a temporary hot patch over the sinking road section for traffic and pedestrian safety.

Upon investigation, it was determined that the Job Order Contracting (JOC) process would be the best process to complete the repairs necessary to avoid further pavement collapse. Teichert Construction was selected for the project, which was completed on April 3, 2019. The work consisted of removing the collapsed 16" CMP culvert, replacing it with approximately sixty feet of 18" HDPE SD pipe, and repairing the damaged road section.

A memo was sent to the Board of Supervisors, CAO Lew Bauman, and Assistant CAO Dewayne Woods on behalf of RMA Special Districts by Director Carl P. Holm, AICP, on March 26, 2019, outlining the emergency nature of the repair and the necessity to complete the project prior to the Board of Supervisors approving the appropriation increase.

The total project cost was \$57,097, which was unanticipated, so funding was not included in the FY 2018-19 Adopted Budget, making an appropriation from Unassigned Fund Balance for CSA 32 necessary. The requested appropriation of \$49,138, is needed to fund the completed emergency Fallen Leaf Lane culvert repair in CSA 32.

COUNTY SERVICE AREA 45 - OAK HILLS OPEN SPACE surrounds the Oak Hills Subdivision, which is located within a native oak woodland. Open space wildfire fuel clearing is done annually 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 a typical year. 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 FY 2019-20 to begin.

The requested appropriation of \$17,362 is needed to fund the goat grazing project for annual CSA 45 Open Space vegetation management.

COUNTY SERVICE AREA 66 - OAK TREE VIEWS (formerly known as Las Lomas and Monterra Ranch) is the inclusionary housing for Monterra Ranch located off Olmstead Road at the base of Jack's 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. Higher than anticipated staff charges have necessitated the need for an appropriation increase to complete annual open space maintenance and to continue work on the assessment increase.

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

OTHER AGENCY INVOLVEMENT:

None.

FINANCING:

COUNTY SERVICE AREA 25 - CARMEL VALLEY GOLF AND COUNTRY CLUB

The recommended action will increase the FY 2018-19 adopted budget appropriations in Fund 062, Appropriations 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 and Country Club, Fund 062, is \$109,285. The recommended action will reduce the fund balance by \$33,889, reducing the balance to \$75,396. The fund balance at the end of the FY 2018-19 is estimated to be \$80,299, due to revenues exceeding expenditures.

COUNTY SERVICE AREA 32 - GREEN VALLEY ACRES AND MOON SUBDIVISION

The recommended action will increase the FY 2018-19 adopted budget appropriations in Fund 066, Appropriations 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 and Moon Subdivision, Fund 066, is \$89,419. The recommended action will reduce the fund balance by \$49,138, reducing the balance to \$40,281. The fund balance at the end of the FY 2018-19 is estimated to be \$32,568, due to expenditures exceeding revenues.

COUNTY SERVICE AREA 45 - OAK HILLS OPEN SPACE

The recommended action will increase the FY 2018-19 adopted budget appropriations in Fund 075, Appropriations 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 the CSA 45 Oak Hills Open Space, Fund 075, is \$87,297. The recommended action will reduce 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

The recommended action will increase the FY 2018-19 adopted budget appropriations in Fund 087, Appropriations 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 - Oak Tree Views, 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 the FY 2018-19 is estimated to be \$5,624, due to revenues exceeding expenditures.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The requested budget appropriation for CSA 25 - Carmel Valley Golf and Country Club adheres to numerous Monterey County Board of Supervisors Strategic Initiatives. Public safety is enhanced by creating a smooth road surface for transportation and pedestrian use. By repairing the road damage on Valley Greens Circle, infrastructure will be brought back to a serviceable level.

The requested budget appropriation for CSA 32 - Green Valley Acres and Moon Subdivision adheres to numerous Monterey County Board of Supervisors Strategic Initiatives. By repairing the collapsed culvert, public safety was increased by removing a dangerous situation for both pedestrians and motorists. Infrastructure was improved by removing the deteriorating metal culvert and replacing with rigid plastic culvert encased in concrete slurry.

The requested budget appropriation for CSA 45 Oak Hills Open Space will adhere to numerous Monterey County Board of Supervisors Strategic Initiatives. Public safety will be increased by creating firebreaks through active vegetation management. By utilizing goats rather than mowing, public health will be improved by not introducing air pollution caused by machinery, and with increased cleared open space, the community can be more active by walking in previously densely overgrown areas.

The requested budget appropriation for CSA 66 - Oak Tree Views will adhere to numerous Monterey County Board of Supervisors Strategic Initiatives. Public safety will be increased by creating firebreaks through active vegetation management. Public health will potentially increase with vegetation clearing, by facilitating greater community access to walking in cleared areas. Fiscal sustainability could stabilize with an increase in the annual assessments.

☐ Economic Development
☒ Administration
☒ Health & Human Services
☒ Infrastructure
☒ Public Safety

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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 and Country Club FY 2018-19 Budget

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

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

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

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

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

Attachment G - CSA 45 Oak Hills Subdivision Location Map

Attachment H - CSA 66 Oak Tree Views FY 2018-19 Budget

Attachment I - CSA 66 Oak Tree Views Location Map