



County of Monterey

Item No.

Board Report

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

Legistar File Number: PAR 24-009

September 17, 2024

Introduced: 6/21/2024

Current Status: Scheduled PM

Version: 1

Matter Type: Preliminary Analysis Report

- a. Receive a status update on Board Referral No. 2023.13 seeking a Laurel Yard Master Plan; and
- b. Support continued efforts needed to achieve a County-Wide Facilities Master Plan.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Receive a status update on Board Referral No. 2023.13 seeking a Laurel Yard Master Plan; and
- b. Support continued efforts needed to achieve a County-Wide Facilities Master Plan.

SUMMARY/DISCUSSION:

On July 11, 2023, the Board added Supervisor Church’s Referral No. 2023.13 (Attachment A) to the County Board of Supervisors’ referral matrix. The referral was assigned to Public Works, Facilities and Parks (PWWP). The referral sought to analyze the current and proposed uses of the County owned properties at and around the Laurel Yard in Salinas and engage in a focused facility master plan to ensure compatible development consistent with County operations and community objectives.

On August 29, 2023, PWWP submitted a preliminary analysis report and gave a presentation (Attachment B) with the intent to come back to the Board and detail findings and recommendation for consideration, to include the following:

- 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.

The Laurel Corporation Yard (Laurel Yard) is approximately 16.25 acres of development on an 86.5-acre parcel. 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 the Public Works Department Operations Center [DOC]), Facilities and Grounds Maintenance, Water Resources Agency Maintenance, ITD Radio shop, and the Probation Silver Star program. To ensure compatible development with affordable housing and best utilize the limited undeveloped property at and around Laurel

Yard, the request is for staff to engage in a focused facility master plan to determine options, including if Laurel Yard should be relocated to an alternative site within Salinas and to explore potential development opportunities to supplant the Laurel Yard.

After further analysis of this referral, staff is recommending that a focused facility master plan for the Laurel Yard be included in a Request for Proposal (RFP) for a County-Wide Facilities Master Plan which received \$700,000 in funding in the Capital Improvement Program (CIP) for Fiscal Year (FY) 2024-25. The last County-Wide Facilities Master Plan was completed in 2001. This effort will update information from the last Master Planning document based on current Department operational needs as well as County strategic priorities including remote work schedules, and best practices to achieve efficiency, reduce waste and promote smart growth. This will enable an informed decision when considering reuse of available vacant or occupied County facilities/properties, including the Laurel Yard.

Staff will return with status on the County-Wide Facilities Master Plan, which is anticipated to be completed by June 30, 2025, including RFP solicitation and implementation of master plan tasks.

Departmental Challenges:

Challenges to complete this referral were due to staff resources redirected to focus on the February 2024 storm event.

FINANCING:

Project cost associated with this request include staff time from PWFP, County Counsel, and Housing and Community Development. Project costs are estimated at \$700,000 for FY 2024-25 and as further detailed in the attached CIP Budget Sheet (Attachment C). This project will be funded under Fund 404, Unit 3200 and Appropriation Unit PFP057.

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.

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

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Reviewed by: Lindsay Lerable, Assistant Director of Public Works, Facilities and Parks

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

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

Attachment A - Board Referral No. 2023.13

Attachment B - BOS 8-29-23 Bd Report PAR 23-023

Attachment C - CIP Budget Sheet, County-Wide Facility Master Plan FY24-25

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