



County of Monterey

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

Board Report

File #: A 22-494, **Version:** 1

Approve and Authorize the Public Works, Facilities, and Parks Director to execute an Agreement for a Temporary Construction Easement between the County of Monterey and Melanie S. Wong, Successor Trustee of the William H. Wong and Ruth J. Wong Trust and Lancelot L. Dong, Co-Manager of Dong Family Enterprises, LLC, doing business as Sanborn Medical Center, Property Owner(s) at 323 N. Sanborn, California, also referenced as Assessor's Parcel Number 004-601-027, for a Temporary Construction Easement for the construction of the 331 Sanborn Alisal Integrated Health Center, Project No. 1701.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Approve and Authorize the Public Works, Facilities, and Parks Director to execute an Agreement for a Temporary Construction Easement between the County of Monterey and Melanie S. Wong, Successor Trustee of the William H. Wong and Ruth J. Wong Trust and Lancelot L. Dong, Co-Manager of Dong Family Enterprises, LLC, doing business as Sanborn Medical Center, Property Owner(s) at 323 N. Sanborn, California, also referenced as Assessor's Parcel Number 004-601-027, for a Temporary Construction Easement for the construction of the 331 Sanborn Alisal Integrated Health Center, Project No. 1701.

SUMMARY/DISCUSSION:

The Alisal Integrated Health Center, Project No. 1701 (Project), is located at 331 North Sanborn Road, Salinas, California (County Property). Construction of the Project commenced in March of 2022 and generally consists of a new 19,300 square foot two-story clinic and related site work, infrastructure, and furnishing.

As included in the development of the Project, a new bioswale is required to be constructed along the Southern property line of the County Property which the Project is located. The bioswale will have a new six (6) foot concrete deepened curb parallel with the property line, spanning approximately one hundred forty (140) feet.

To complete construction of this bioswale, the County will need to encroach approximately three (3) feet into the adjacent neighboring property, 323 North Sanborn Road, Salinas California, (Sanborn Medical Center Property), to temporarily relocate the construction fence on to the Sanborn Medical Center Property, as proposed conceptually on Attachment B. The duration of the encroachment onto the Sanborn Medical Center Property will be twenty-one (21) business days.

The Temporary Construction Easement Agreement (Agreement) will allow the County ingress and egress to the Sanborn Medical Center Property to complete the above referenced required bioswale construction. The County will restripe the Sanborn Medical Center Property parking lot stalls with new paint and install new permanent asphalt curb against the property line between the County Property and the Dong Property as compensation. The County will reimburse the Sanborn Medical Center property owner(s) up to fifteen hundred dollars (\$1,500) for legal fees incurred from review of the Agreement.

The assigned County Project Manager has met onsite with the Sanborn Medical Center property owner representatives to review scope of work and the Agreement. The Sanborn Medical Center property owner(s) have agreed to terms of the Agreement (Attachment C). Approval of the Agreement will allow construction of

the Project and installation of the bioswale to continue on schedule.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel-Risk Management has reviewed and approved the Agreement as to form and as to insurance and indemnity provisions.

FINANCING:

The Board Report and Agreement was developed by the PWFP Department staff funded as part of the FY2022-23 PWFP Adopted Budget, General Fund 001, Facilities Appropriation Unit PFP054. The County will reimburse the Sanborn Medical Center property owner(s) up to fifteen hundred dollars (\$1,500.00) for legal fees incurred from review of the Agreement from the available Alisal Integrated Health Center Project No. 1701 project budget of Fund 404 under program code 404-8564-4067.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

If approved, this action supports the Board of Supervisors' Strategic Initiatives for infrastructure and public safety. The Project is an important development for local mental health services, approval of the Agreement will ensure construction continues on schedule. The installation of the bioswale is critical to concentrate and convey stormwater runoff while removing debris and pollution.

Economic Development

Administration

☐ Health & Human Services

☒ Infrastructure

☒ Public Safety

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Reviewed by: Florence Kabwasa-Green, PWFP-Capital Improvements Manager

Reviewed by: Lindsay Lerable, PWFP-Chief of Facilities

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

Attachments:

Attachment A - Location Map

Attachment B - Proposed Conceptual Drawing and Plan

Attachment C - Temporary Construction Easement Agreement