

*Before the Board of Supervisors  
County of Monterey, State of California*

**Resolution No.: 24-041**

- a. Finding that the subject property transfer is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines California Code of Regulations (CCR) section 15061; and
- b. Approving the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions (Agreement) between the County and the Carmel Unified School District to acquire one (1) parcel totaling approximately 1,800 square feet, including one (1) structure totaling approximately 1,187 square feet located at 27885 Robinson Canyon Road, Carmel Valley, California, also identified as Assessor’s Parcel Number 169-131-005, for the amount of \$100,000 for use by the Public Works, Facilities, and Parks Department, pursuant to Government Code Section 25350.60; and
- c. Authorizing the Public Works, Facilities, and Parks Director to execute the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions and any related documents needed to complete the transaction, including, but not limited to, a Grant Deed and any future amendments to the Agreement subject to review and approval by the Office of the County Counsel; and
- d. Authorizing the Auditor-Controller to amend the Fiscal Year 2023-24 Adopted Budget, Fund 001, Facility Services Appropriation Unit PFP054, to increase appropriations by \$115,000, for acquisition and due diligence costs, financed by a decrease in appropriations in General Fund Contingencies, Fund 001, Appropriation Unit CAO020 (4/5ths vote required).

**WHEREAS**, in March 2023, Public Works, Facilities, and Parks (PWFP)-Real Property staff received a surplus property availability notice from the Carmel Unified School District (CUSD) declaring 27885 Robinson Canyon Road, Carmel Valley, California, also identified as Assessor’s Parcel Number 169-131-005 (the “Property”) as surplus property to be sold, pursuant to the California Surplus Lands Act, the County received the notice of availability letter from CUSD prior to the Property being made available for purchase by the public; and,

**WHEREAS**, the Property consists of one (1) parcel of land totaling approximately 1,800 square feet, including a 1,187 square foot building appurtenant to the land commonly referred to as the Carmelo Athletic and Social Club Building (the “Building”), located in the unincorporated Carmel Valley area of the County of Monterey; and,

**WHEREAS**, in April 2023, PWFP-Real Property staff submitted a letter of interest on behalf of the County following analysis of the Property and discovery of potential future use for County road expansion purposes and local significance of the Building; and,

**WHEREAS**, on October 10, 2023, in closed session as authorized pursuant to California Government Code sections 7922.000 and 54956.9, the Board approved PWFP-Real Property staff’s recommendation to offer an “up to” purchase price of \$100,000 for the Property; and,

**WHEREAS**, on October 12, 2023, PWFP-Real Property staff submitted the County’s letter of intent to purchase the Property for \$100,000, which CUSD fully executed on November 2, 2023;

and,

**WHEREAS**, the purchase of the Property is contingent upon completion and approval of the County's due diligence reports and inspections including a property condition report, phase 1 report, preliminary title report, execution of a memorandum of understanding with a partnering agency or organization regarding relocation, renovation, and caretaking efforts of the Building, and review of seller disclosures, all of which will be completed during the County's ninety (90) day due diligence period during escrow; and,

**WHEREAS**, PWFP requests the Board of Supervisors authorize and direct the Auditor-Controller to amend the Fiscal Year 2023-24 Adopted Budget, Fund 001, Facility Services Appropriation Unit PFP054, to increase appropriations by \$115,000, for acquisition and due diligence costs, financed by a decrease in appropriations in General Fund Contingencies, Fund 001, Appropriation Unit CAO020 (4/5ths vote required).;

**NOW, THEREFORE**

The Board of Supervisors for the County of Monterey hereby resolves as follows:

- a. The above recitals are true and correct.
- b. The subject property transfer is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines California Code of Regulations (CCR) section 15061.
- c. The Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions is approved between the County and the Carmel Unified School District to acquire one (1) parcel totaling approximately 1,800 square feet including one (1) structure totaling approximately 1,187 square feet located at 27885 Robinson Canyon Road, Carmel Valley, California, also identified as Assessor's Parcel Number 169-131-005, for the amount of \$100,000 for use by the Public Works, Facilities, and Parks Department, pursuant to Government Code Section 25350.60.
- d. The Public Works, Facilities, and Parks Director is authorized to execute the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions, and any related documents needed to complete the transaction, including, but not limited to, a Grant Deed and any future amendments to the Agreement subject to review and approval by the Office of the County Counsel.
- e. The Auditor-Controller is authorized to amend the Fiscal Year 2023-24 Adopted Budget, Fund 001, Facility Services Appropriation Unit PFP054, to increase appropriations by \$115,000, for acquisition and due diligence costs, financed by a decrease in appropriations in General Fund Contingencies, Fund 001, Appropriation Unit CAO020 (4/5ths vote required).

PASSED AND ADOPTED on this 30<sup>th</sup> day of January 2024, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

NOES: None

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting January 30, 2024.

Dated: February 6, 2024

File ID: RES 24-019

Agenda Item No.: 35

Valerie Ralph, Clerk of the Board of Supervisors  
County of Monterey, State of California



Vicente Ramirez, Deputy