

# Attachment A

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**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

**MOU Section 1.a.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Complete CEQA analysis for the Downtown Vibrancy Plan (DVP).	City	December 2016 Revised: 2020 to 2024	General Plan/Zoning Amendments: \$237K Measure G
<b>Current Status</b>	<ul style="list-style-type: none"> <li>The City is proceeding to implement DVP recommendations and actions that do not require CEQA review. Implementation measures such as 1.b listed below, which trigger land use/zoning changes will be based on the findings and recommendations of the 2017 Housing Target Market Assessment (HTMA).</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>Broader scale land use/zoning changes will be considered as part of the City’s General Plan update process, which is planned to commence early 2021.</li> </ul>		

**MOU Section 1.b.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Amend the City’s General Plan Land Use Designation and Zoning Districts for City and County-owned parking lots identified in Exhibit “B” of this MOU.	City	December 2016 Revised: 2020/2021	\$109K: SB2 Grant
<b>Current Status</b>	<ul style="list-style-type: none"> <li>City hired a consultant (Rincon Consulting, Inc) to prepare technical studies required to process re-zoning of city-owned and ITC surface parking lots. (June 2020).</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>Release a public review draft Initial Study, MND Spring 2021.</li> </ul>		

A key implementation recommendation of the Downtown Vibrancy Plan is to stimulate development activity through the re-zoning of public surface parking lots to allow for residential or mixed-use development, and to focus on aligning the land use approval process to facilitate private investments in downtown development. This includes amending City land use designations and regulations to allow for and incentivize the recommended type(s) of housing development.

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

In June 2020, the City entered into an Agreement with Rincon Consultants, Inc to prepare an Initial Study and Mitigated Negative Declaration (IS/MND) to change the land use and zoning designation of four City-owned parking lots, the City’s Permit Center and adjacent parking garage (Permit Center and Parking Garage site), and portions of the City’s Intermodal Transportation Center (ITC) to mixed-use. The purpose of the proposed zone changes and General Plan amendment is to facilitate the production of high-density housing, consistent with the City’s 2015 Downtown Vibrancy Plan (DVP). The objective of these amendments is to facilitate the production of housing in the Downtown, in advance of the completion of the General Plan Update which is anticipated to be completed late 2023. The zone change and General Plan amendment would affect 10.4 acres and would facilitate the development of up to approximately 500 housing units (assuming 100 units per year for five years and 125,000 square feet of commercial uses (assuming 1,000 square feet of commercial uses per dwelling unit). Additional intensification of use in the downtown area will be contemplated as part of the General Plan Update. It is anticipated that a public review draft IS/MND will be released in Spring 2021.

**MOU Section 1.c.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Complete a parking and facility needs and fiscal assessment of existing government facilities.	City and County	Complete parking and facility needs and fiscal assessment by December 2016 Revised date: Parking Strategy June 2021	Parking Enforcement: \$200K Measure G Parking Management: \$150K Measure G
<b>Current Status</b>	<ul style="list-style-type: none"> <li>• Monthly City and County staff meetings include evaluation of downtown parking conditions.</li> <li>• Agreement between City and County to use existing City lots for juror parking while work continues on long-term plan.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Short term: Continue to consider agreements for County and Courts utilizing City surface parking lots to manage parking demands.</li> <li>• Long term: Work collaboratively on a future parking structure at City-County Government Center.</li> <li>• Secure funding to undertake appropriate technical studies and environmental review for a shared parking structure.</li> </ul>		

**EXHIBIT “A”  
SCHEDULE OF PERFORMANCE  
2020 Annual Report**

Monthly City and County staff meetings include evaluation of downtown parking conditions. The response to the pandemic has significantly affected parking demand. City efforts to fund the downtown parking district have been interrupted as rates are rolled back and paid on-street parking implementation delayed. A parking demand reassessment is needed to confirm or provide assumptions for the Parking Plan.

Public Works continues to work with parking consultants to develop a Downtown Parking Management Master Plan (PMP). The PMP will make recommendations for 1) location and timing for the development of new parking structures, 2) pricing parking to encourage efficient use of available parking; and 3) the financing of City parking projects. Due to the pandemic, recommendations for the PMP will be provided (June 2021) and will include a review of parking rates, the incorporation of latest parking arrangements with the County, and a parking needs assessment that will inform the anticipated timing and implementation of paid on-street parking for downtown. Due to the 2020 pandemic’s impact on downtown, downtown parking rates were rolled back to 2018-2019 levels, interrupting the City’s attempt at sustainability for the program. Both parking enforcement and the downtown parking program show promise of being self-sustaining; however, the goal of a fiscally healthy downtown parking program will need to be delayed until resolution of the current health and economic crisis.

**MOU Section 1.d.(i)(1)**

Action Item	Responsible Party	Completion Date per MOU	Funding Appropriation/Status
Complete East/West Wing building renovation.	County	December 2018	Funded
<b>Current Status</b>	<ul style="list-style-type: none"> <li>Renovation complete August 2018 and District Attorney offices moved into East/West Wing building August 2018.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>ACTION COMPLETE</li> </ul>		

**MOU Section 1.d.(i)(2)**

Action Item	Responsible Party	Completion Date per MOU	Funding Appropriation/Status
Relocate	County	December 2018	Funded
<b>Current Status</b>	<ul style="list-style-type: none"> <li>Renovation complete and Public Defender offices moved to 2nd Floor of County Admin building June 2018.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>ACTION COMPLETE</li> </ul>		

**EXHIBIT “A”  
SCHEDULE OF PERFORMANCE  
2020 Annual Report**

**MOU Section 1.d.(i)(3)**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Remove modular buildings	County	Within 90- calendar days of the relocation of the District Attorney’s and Public Defender’s offices.	Funded
<b>Current Status</b>	<ul style="list-style-type: none"> <li>Public Defender modular #4 to be retained as a temporary warming shelter through April 2021.</li> <li>Removal of modular buildings Nos 1, 2, 3, and 6 completed October 2018.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>ACTION COMPLETE</li> </ul>		

**MOU Section 1.d.(ii)(1)(2)(3)**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Coordinate on future planning activities related to the disposition of the Old County Jail, provision of open space and parking and shared parking facility or facilities.	City and County	On-going and/or as otherwise provided in this MOU.	TBD*
<b>Current Status</b>	<ul style="list-style-type: none"> <li>City declared its Lincoln Avenue properties to be Surplus Land and released a Notice of Availability on November 3, 2020.</li> <li>Responses due January 2021. County: No responses received to two RFPs seeking adaptive reuse of the old jail building in Fall 2018 and Spring 2019.</li> <li>Board identified three preferred options for the old jail: Facade/Park, Admin building/park, Admin/New Building</li> </ul>		

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Identify Developer(s) for City-owned parcels along the Lincoln Avenue Corridor.</li> <li>• City to develop financing plan that includes development of a parking structure at Gabilan and Church Streets as Phase I.</li> <li>• County exploring possible State funding for preferred Old Jail site options, reporting back - timing pending pandemic.</li> </ul>
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Monthly City and County staff meetings include evaluation of downtown parking conditions. The Agreement for County use of the ITC parking lot for juror parking terminated on September 13, 2019. To address parking demands around the government center, the County explored development of a temporary surface parking lot at Gabilan and Church Streets. City and County staff also collaborated to identify alternative locations for juror parking, in consultation with the Courts. In August and September 2019, the City Council and County Board of Supervisors approved Amendment 1 to Lease of City Property that expanded the County use of Lot 17 for juror and employee parking. County and Courts have agreed to consider utilizing City surface parking lots to manage parking demands while City, County and Courts continue to evaluate the feasibility of a joint permanent parking structure at Gabilan and Church streets to serve the Downtown Government Center. In addition, the City also responded to the County and Courts’ need to address court van impacts on the County parking lot by temporarily removing parking time limits on Church Street for court vans.

In anticipation of this need for an alternate site for juror parking, in February 2019, the Board of Supervisors (the “BOS”) directed County staff to refine design and cost estimates for constructing a temporary surface parking lot on county-owned property at Church and Gabilan Streets. County continues to coordinate with the City on a long-term solution for this site in the form of a parking structure as identified in the Downtown Vibrancy Plan (2015) and Downtown MOU. Subsequently, City staff contracted with Kosmont Companies to explore the feasibility and potential funding sources to construct a permanent parking facility to serve government employees (city, county, courts), and has continued to engage County staff in discussions.

On August 27, 2019, County staff returned to the BOS with an update on the design and cost of constructing a temporary parking lot at Church and Gabilan Streets and the alternative juror parking option and terms outlined the proposed Amendment. County staff presented a temporary gravel lot alternative estimated to costs about \$600,000. At that meeting the BOS directed staff to pursue temp surface parking where modules were removed (estimated cost of \$1.8M). To date, no resources have been allocated to begin CEQA for a parking structure (long term solution). The temporary lot will require CEQA review since the EIR for the County Campus required returning this site to open space. As such, there could be some cost-efficiency found by including an assessment for a shared parking structure as part of a single CEQA document.

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

**MOU Section 1.d.(iii)(1)**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Complete a facility needs and fiscal assessment for a new Salinas City Hall facility.	City	Revised: December 2020	TBD*
<b>Current Status</b>	<ul style="list-style-type: none"> <li>• This task is currently a three to five-year horizon to be in sync with the County campus plan.</li> <li>• Police Department moved to new Headquarters in March 2020, which frees up space for expansion of the city campus.</li> <li>• City is conducting an analysis of the cost to renovate the old Police Department building.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Complete facility needs and fiscal assessment for a new civic center as part of Lincoln Corridor Master Plan scope of work.</li> </ul>		

**MOU Section 1.d.(iv)**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
City and County agree to coordinate with the Courts to address their existing and future facility needs.	City and County	On-going	N/A**
<b>Current Status</b>	<ul style="list-style-type: none"> <li>• Courts expressed interest but no funding to participate in parking structure (expect parking to be provided).</li> <li>• Courts exploring new facilities in Greenfield and Seaside/Marina, and possible use of King City courthouse.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• County will continue to coordinate with Court to identify needs.</li> <li>• Discussions with Courts regarding shared Parking considerations.</li> </ul>		



**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

**MOU Section 1.e.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Provide for attractive, safe and convenient pedestrian linkages and green spaces.	City and County	In accordance with the timeframes specified in the DVP Revised: 2021/2022	Main Street Streetscape Project: \$12M Measure X, General Fund  Downtown Complete Streets Project (W. Alisal Improvements): Design: \$310K Construction: \$7.3M (HSIP, RSTP, Measure X, Measure G)
<b>Current Status</b>	<ul style="list-style-type: none"> <li>• Main Street Streetscape Project was awarded January 21, 2020. Construction began April 2020 and is currently under construction.</li> <li>• The Downtown Complete Streets Project began construction in April 2020, and is estimated to be completed in February 2021.</li> <li>• The project includes high-speed internet conduit in Alisal Street design from Central Park to 312 East Alisal.</li> <li>• Conduit for broadband service is also to be provided as part of Main Street Streetscape Master Plan implementation.</li> <li>• In September 2020, the City secure legislation necessary to begin discussion with Caltrans for relinquishment of a segment of SR 183 (Market Street).</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Complete the Lincoln Street bike connection between W. Alisal and the ITC, an RSTP grant deliverable.</li> <li>• Work with Caltrans to complete Assessment Report for SR183 Relinquishment.</li> <li>• Anticipate City relinquishment request at the California Transportation Commission in 1 year (October 2022).</li> </ul>		

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

Construction of the Downtown Complete Streets Project commenced April 2020. This project includes sidewalk, bike lane and traffic lane improvements along W. Alisal Street from Blanco Road to Front Street. The improvements will increase safety, efficiency and provide travel options for transit users, bicyclists and pedestrians. The project also includes high-speed internet conduit in Alisal Street design from Central Park to 312 East Alisal. The Main Street Streetscape Project was awarded on January 21, 2020. Construction began in April 2020 and the project is expected to be completed by April 2021. The Salinas Rotary Arch was incorporated into the approved construction documents and will be constructed as part of the Main Street Streetscape Project.

**MOU Section 1.f.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Consider the Government Center’s relationship with surrounding land uses and plans.	City and County	On-going	N/A**
<b>Current Status</b>	<ul style="list-style-type: none"> <li>• City and County staff meet monthly to discuss the Government Center’s relationship with surrounding land uses and plans.</li> <li>• City has declared Lincoln Avenue properties to be surplus land and released a Notice of Availability on November 3, 2020.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Evaluate responses received by January 2021. Commence negotiations with selected developers.</li> </ul>		

The City owns approximately ten-acres of property along the Lincoln Avenue between West Market Street and San Luis Street. Desired uses include development of 1) a new parking structure to be used primarily by City, County and Courts, but also to support private development; 2) a new or renovated civic center to consolidate and house non-safety city service departments, and 3) redevelopment of city surface parking lots and obsolete facility parcels as mixed-use development. In July 2019 the City began the process to identify a Master Developer to redevelop city-owned parking lots along the Lincoln Avenue Corridor as mixed-use development. County staff were involved in pre-bid meetings to share County Government Center plans. Due to changes that occurred in State law during the process, the City has instead declared its properties along Lincoln Avenue to be Surplus Land and has issued a Notice of Availability to solicit potential interest in developing or reusing the City-owned properties on or near Lincoln Avenue. Community stakeholders,

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

including the Salinas Valley Chamber of Commerce, Salinas City Center Improvement Association, and the County have been, and will continue to be, included in the selection of the master developer and the creation and implementation of the master plan.

**MOU Section 1.g.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Evaluate the potential reuse, preservation or replacement of City-and County- owned historic structures (the Old County Jail is addressed in Action Item 1.d.(ii)(1)(2)(3) above).	City and County	December 2019 Revised: June 2020	TBD*
<b>Current Status</b>	<ul style="list-style-type: none"> <li>• No responses received for two County RFQ/RFPs for adaptive reuse of the old jail building Fall 2018 and March 2019.</li> <li>• City declared the sites of several historic buildings as Surplus Land and issued a Notice of Availability on November 3, 2020.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Board direction to explore possible State funding for three preferred Old Jail site options, reporting back - timing pending pandemic.</li> <li>• City will review responses to the Notice of Availability to determine options for reusing or preserving historic buildings.</li> </ul>		

The County issued, but received no responses, to two Request for Proposals seeking adaptive reuse of the old jail building (Fall 2018 and March 2019). In September 2019 the Board of Supervisors (BOS) identified three preferred options for future use: Scheme 3 -Retain Admin Wing with new building behind; Scheme 7-Retain Alisal Facade with Park behind; Hybrid Schemes 3/7- Retain Admin Wing with Park behind. City and County staff also coordinated to include language in the Lincoln Avenue Corridor RFP for an option to reuse/redevelop the Old Jail site. In addition, the RFP recognizes that a parking structure of adequate size could open potential use of other County lands (e.g. surface parking lot at Alisal and Capitol). Due to the pandemic, efforts to pursue State funding were placed on hold and there has been no subsequent action by the County.

**EXHIBIT “A”  
SCHEDULE OF PERFORMANCE  
2020 Annual Report**

**MOU Section 2.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Provide mutual support and assistance for continued presence of primary State (Courts), federal, and other agency offices in the downtown.	City and County	On-going	TBD*
<b>Current Status</b>	<ul style="list-style-type: none"> <li>On-going Coordination: City and County staff meet monthly.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>Meet with Courts as needed.</li> </ul>		

**MOU Section 3.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Explore partnerships and to co-leverage funding.	City and County	On-going	TBD*
<b>Current Status</b>	<ul style="list-style-type: none"> <li>On-going Coordination: City and County staff meet monthly.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>Future.</li> </ul>		

**MOU Section 4.**

<b>Action Item</b>	<b>Responsible Party</b>	<b>Completion Date per MOU</b>	<b>Funding Appropriation/Status</b>
Continue License Agreement between the County and the City to allow jurors to park in designated City parking facilities	City and County	Current Agreement in place/On-going.	Currently no City/County fiscal impact.

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

<b>Current Status</b>	<ul style="list-style-type: none"> <li>• ITC parking lot for juror parking terminated as of September 13, 2019.</li> <li>• City and County approved Amendment 1 to Lease of City Property to allow County use of Lot 17 for juror and employee parking. (August 2019).</li> </ul>
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Consider use of other city-owned surface parking if needed.</li> <li>• Continue to explore long-term solution of a shared parking structure for the government center.</li> <li>• City/County staff will meet to assess next steps when Temp Shelter and City Covid trailers are removed.</li> </ul>

**MOU Section 8.**

Action Item	Responsible Party	Completion Date per MOU	Funding Appropriation/Status
Annual Review	City and County	By November 30th of each year.	N/A**
<b>Current Status</b>	<ul style="list-style-type: none"> <li>• Report presented to City Council and Supervisors (consent item) on February 2, 2021. Delays due to pandemic.</li> </ul>		
<b>Next Steps/Action Items</b>	<ul style="list-style-type: none"> <li>• Maintain Performance Schedule Matrix for 2021 annual report.</li> <li>• Extend Agreement for 5 years (from 2021 to 2026).</li> </ul>		

The Schedule of Performance may be modified in accordance with the requirements of Section 9 of this MOU.

\*TBD – To be determined

\*\*N/A – Funding status is generally not applicable.

ACCOMPLISHMENTS	
TASK	COMPLETED
Adoption of Government Center MOU	May 2012
Land Holding Map	July 2012
County Major Capital Plan	January 2013
Parking Agreement	February 2013
Vibrancy Plan Consultant	March 2013

**EXHIBIT “A”**  
**SCHEDULE OF PERFORMANCE**  
**2020 Annual Report**

<b>ACCOMPLISHMENTS CONTINUED</b>	
<b>TASK</b>	<b>COMPLETED</b>
Harris Road Agreement	May 2013
MOU Matrix	June 2014
Acceptance of Vibrancy Plan	May 2015 (CC) / August 2015
Extension of MOU	May 2015
Downtown Community Benefit District	July 2015
Adoption of the updated City/County Downtown Government Center MOU	February 2016
Code Enforcement Coordination	April 2016
Property Exchange Agreement <ul style="list-style-type: none"> <li>• Property exchanged</li> <li>• New PSHQ groundbreaking</li> </ul>	March 2016 <ul style="list-style-type: none"> <li>• June 2018</li> <li>• September 10, 2018</li> </ul>
Prepared 2016 MOU Annual Review	November 2016
Completed Downtown Housing Target Market Analysis and Parking Memo	June 2016
Phase I East/West Wing Renovation Completed	November 2016
County Resource Management Agency moved to 1441 Schilling Place	June 2017
Housing Target Market Analysis and Parking Memo presented to City Council and processed Downtown CBD Expansion	July 2017
Commenced Main Street Streetscape Design	August 2017
Main Street Streetscape Master Plan presented to City Council	October 2017
Parking Management Plan (Presentation 1 of 3 to City Council)	November 2017
Completed Relocation of Public Defender’s Office	November 2017
Completed 2017 MOU Annual Review	November 2017
Adopted Adaptive Reuse Ordinance for Downtown Core	July 2018
Completed renovation of East-West Wings at old County Courthouse	August 2018
Expanded Adaptive Reuse Ordinance area to include Central City Overlay	September 2018
District Attorney moved into E-W Wings and temporary modular buildings removed	October 2018
Completed 2018 MOU Annual Review	November 2018
City approved expanded parking enforcement services	December 2018

**EXHIBIT “A”  
SCHEDULE OF PERFORMANCE  
2020 Annual Report**

<b>ACCOMPLISHMENTS CONTINUED</b>	
<b>TASK</b>	<b>COMPLETED</b>
Downtown Complete Streets Grant Authorization for Construction	January 2019
Downtown Parking Rates Increase	January 2019
City Approved Plans and Specifications for Downtown Complete Streets Project and bid the project	February 2019
Rejected bids for the Downtown Complete Streets Project	April 2019
Approved Revised Downtown Complete Street Project	July 2019
Downtown Parking Rates Increase	February 2019
Approved Amendment 1 to City Lease of Property Agreement	August 2019
Accepted Bid for Downtown Complete Streets Project	October 2019
Completed 2019 MOU Annual Review	November 2019
Awarded Main Street Streetscape Project	January 2020
Salinas Police Department Moved into new Headquarters at 312 E. Alisal	March 2020
Began construction of Main Street Streetscape Project and Downtown Complete Streets Project	April 2020
Initiated preparation of Downtown Rezone Initial Study	June 2020
City declared its Lincoln Avenue properties to be Surplus Land	November 2020
Completed 2020 MOU Annual Review	February 2021

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