

- a. Find that the proposed New Bradley Branch Library and Resiliency Center Project at a portion of Assessor's Parcel Number (APN) 424-351-038 is categorically exempt from the California Environmental Quality Act (CEQA) as New Construction or Conversion of Small Structures (Class 3) pursuant to CEQA Guidelines Sections 15301, 15303, and 15300.2; and
- b. Find that the proposed property transfer of a portion of APN 424-351-038 is categorically exempt from CEQA pursuant to CEQA Guidelines California Code of Regulations (CCR) section 15061; and
- c. Authorize the Director of the Public Works Facilities and Parks (PWFP) Department or Designee to file a CEQA Notice of Exemption with the Monterey County Clerk/Recorder; and
- d. Approve the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions (Agreement) between the County of Monterey and the Bradley Union School District (BUSD) to acquire one (1) 27,374 square foot parcel (portion of APN 424-351-038), for use by the Public Works, Facilities, and Parks (PWFP) and Monterey County Free Libraries, pursuant to Government Code Section 25350.60; and
- e. Authorize the Public Works, Facilities, and Parks (PWFP) Director or designee to execute the Agreement 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.

**WHEREAS**, the Bradley Branch Library lost its leased facility in Fiscal Year (FY) 2016/2017, since then a bookmobile has been used to provide the Bradley local school and community with library services once a week as a temporary solution; and

**WHEREAS**, in Fiscal Year 2021/2022, the Board of Supervisors allocated \$200,000 to investigate the feasibility of acquiring a new site for a replacement library; and

**WHEREAS**, the approximate 27,374-square-foot parcel (Project Site) is an unimproved vacant land portion of APN 424-351-038 owned by the Bradley Union School District (BUSD),

currently used as a school bus parking lot. BUSD administers the Bradley School (School), located at 65600 Dixie Street, Bradley, California, adjacent to the Project Site; and

**WHEREAS**, while negotiating the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions (Agreement) between the County and the BUSD, the BUSD agreed to donate property to the County in good faith as the proposed Project will provide its small community with a library and a resilient community center; and

**WHEREAS**, County staff completed the feasibility study for the proposed Project Site in FY 2022/2023, including environmental analysis, schematic design, and programing; and

**WHEREAS**, a Phase II Limited Environmental Assessment was completed in September 2022, and confirmed that the proposed Project imposes no significant environmental impact; and

**WHEREAS**, a Notice of Exemption (NOE) and supporting memorandum is completed confirming the project qualifies for a CEQA exemption under the "New Construction or Conversion of Small Structures" (Class 3) exemption per CEQA Guidelines Section 15301, 15303, and 15300.2; and

**WHEREAS**, the activity of acquiring real property does not have a significant effect on the environment, the proposed acquisition of the Property can be considered categorically exempt per CEQA Section 15061(b)(3), a common-sense categorical exemption for projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of the County of Monterey hereby:

- a. Find that the proposed New Bradley Branch Library and Resiliency Center Project at a portion of Assessor's Parcel Number (APN) 424-351-038 is categorically exempt from the California Environmental Quality Act (CEQA) as New Construction or Conversion of Small Structures (Class 3) pursuant to CEQA Guidelines Sections 15301, 15303, and 15300.2; and
- b. Find that the proposed property transfer of a portion of APN 424-351-038 is categorically exempt from CEQA pursuant to CEQA Guidelines California Code of Regulations (CCR) section 15061; and
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- e. Authorize the Public Works, Facilities, and Parks (PWFP) Director or designee to execute the Agreement 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.

PASSED AND ADOPTED on this 22<sup>nd</sup> day of April 2025, by roll call vote:

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

NOES: None

ABSENT: None

(Government Code 54953)

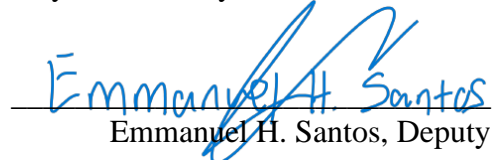
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on April 22, 2025.

Dated: April 28, 2025

File ID: RES 25-051

Agenda Item No. 33

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

  
Emmanuel H. Santos, Deputy